

**MATHER
JAMIE**
01509 233433

**2nd Floor
42-48 Market Street
Ashby de la Zouch
LE65 1AN**

TO LET
£16,000 pax



Self-Contained Office Suite

176.43 sq m (1,899 sq ft)

2nd Floor, 42-48 Market Street, Ashby de la Zouch, Leics, LE65 1AN

LOCATION

The offices form part of 42-48 Market Street in Ashby de la Zouch, a prominent town centre position fronting Marketing Street with vehicle access and dedicated parking from South Street.

The second floor office premises are accessed via shared ground floor entrance with other occupiers including Lloyds Bank and Keith Hall Hairdressers.

The property's location is shown on the plan within these particulars.

DESCRIPTION

A self-contained second floor office suite benefitting from reception lobby, open plan office layout with suspended ceilings, inset Cat II lighting, gas central heating with non-structural partition work currently providing managers office/meeting room, canteen and male and female WCs.

The subject property benefits from 4 dedicated car parking spaces within the rear car park.

ACCOMMODATION

Offices	176.43 sq m	1,899 sq ft
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TENURE

The office suite is available on a new lease for terms to be agreed.

RENT

£16,000 (sixteen thousand pounds) per annum exclusive.

BUSINESS RATES

Local Authority: NW Leicestershire District Council
Period: 2019/2020
Rateable Value: TBC

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

The position with regard to VAT is to be confirmed.

EPC

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

PLANNING

We understand the premises have authorised use as offices under Class B1 of the Town & Country Planning (Use Classes) Order 1987.

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations