
59-61 Market Street

Ashby De La Zouch | LE65 1AH

Substantial Retail Premises – Available Subject to Vacant Possession

Total Sales – 385.27m² (4,147ft²)



- Substantial retail unit fronting the prime Market Street retail and leisure pitch
- Attractive market town
- Use Class E consent
- Regular configuration
- National retailers represented in the town include Card Factory, Boots Opticians, Superdrug, WH Smith, Greggs and Birds the Bakers

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To Let



Location

The subject property is located in the attractive market town of Ashby De La Zouch, a town of approximately 12,000 residents.

Located off the main A42 and A511, the town is well connected, being 12 miles East of Burton on Trent, 12 miles West of Loughborough and 23 miles South West of Nottingham.

Comprising a mix of period buildings, the town centre is home to a mix of national and independent occupiers which include **Card Factory, Greggs, Boots The Chemist, Superdrug** and **WH Smith**.

The subject property is situated to the middle of Market Street, and comprises a substantial, well configured retail space with ancillary storage at first floor level.

Accommodation

We understand that the property provides the following approximate areas:

Description	m ²	ft ²
Ground Floor	385.27	4,147
Ground Floor Ancillary	44.59	480
First Floor	179.95	1,937
Total	609.81	6,564

(This information is given for guidance purposes only)



Lease

Subject to vacant possession, the property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rent

Rental offers are invited in the region of **£50,000** per annum exclusive.

Legal Costs

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

EPC

A copy of the Energy Performance Certificate is available upon request.

Business Rates

We are verbally advised by North West Leicestershire District Council Business Rates Department that the property is assessed as follows:

Rateable Value (2017): £50,500

The current UBR is 50.4. Full business rates relief currently applies to all shops, restaurants, cafes, pubs, assembly, leisure or hospitality premises until 31st March 2021. All interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of relief and transitional phasing implications.

Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses from 1st September 2020:- retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of North West Leicestershire District Council on 01530 454545)

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Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 06/09. E&OE.