

TO LET
GROUND FLOOR SHOP

Business Rate Free
FOR QUALIFYING OCCUPIERS



1A MARKET STREET , ASHBY DE LA ZOUCH, LE65 1AF

RETAIL SHOP SUITABLE FOR A VARIETY OF USES
PROMINENT LOCATION IN A THRIVING MARKET TOWN

GROUND FLOOR SALES 904 sq ft (84.01m²)

RENTAL OFFERS IN THE REGION OF £20,000 PER ANNUM ARE INVITED



LOCATION

Ashby de la Zouch is an historic market town located approximately 9 miles from Burton upon Trent and 6 miles from Coalville. It benefits from excellent road communications with the A42 approximately 1 mile away which provides easy access to regional centres, East Midlands and Birmingham International Airports, the NEC and other motorway networks.

The premises occupy a prominent position in the heart of the town. Nearby occupiers include both national and regional retail multiples including Superdrug, New Look, Card Factory and other local specialist retailers together with professional uses. A Location Plan of the property appears to the rear of these particulars.

DESCRIPTION

The property comprises prominent ground floor shop accommodation fronting Market Street/Kilwardby Street.



The shop has the following appropriate dimensions and floor areas: -

<u>ACCOMMODATION</u>	Imperial	Metric
Ground Floor Sales area	904 sq ft	84.01m ²

A layout plan of the property appears in these particulars. The property is currently extremely well fitted for professional office use but may be modified to suit an incoming tenant's requirements or taken back to an open plan layout.

1 car park space will be allocated in the rear car park.

BUSINESS RATES

From enquiries of North West Leicestershire District Council (Tel no. 01530 454545) we are advised the property is assessed for business rates as follows:

Rateable Value £10,250

Business Rates payable £5,114.75. (UBR £0.499)

Note: The incoming tenant may be able to claim SBRR taking annual liability down to a nil charge. Refer to agent for further advice.

However we anticipate that in line with current legislation most small businesses will be able to occupy this property on a business rate free basis. Please contact us for further details on rating liability.

LEASE TERMS

Rental offers in the region of £20,000 per annum are invited for a new lease term of years to be agreed subject to rent reviews at the expiry of each 3 years. The lease will be drawn on effective full repairing and insuring terms with the tenant to be responsible for the interior and shopfront of the premises with the landlord taking responsibility for the exterior of the property. The lease will provide for a service charge arrangement for the recovery of expenditure

USER

The premises are considered suitable for a variety of uses following recent changes in the Use Classes Order. This now allows the property to be used as a retail shop or for financial and professional services, medical and therapy uses, cafes etc.

SERVICES

We understand that all main services are available or connected to the property.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC Certificate will be available following the completion of the refurbishment and ahead of the letting of the property.

LEGAL COSTS

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

VAT

All rents, prices and other financial information included in these particulars are quoted net of but will be subject to VAT.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant..

FURTHER INFORMATION AND VIEWING

For further information and arrangements to view please contact Richard Tilbrook on 01530 417554 or email: richard@rogeretchells.co.uk.

ASHBY-1A Market Street/ Retail 2024

1. Messrs Roger Etchells & Company for themselves and for the vendors or lessor this property whose agents they are give notice that:
2. The particulars are set out in good faith as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer of contract;
3. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
4. No person in the employment of Messrs Roger Etchells & Company has any authority to make or give any warranty whatsoever in relation to this property;
5. Value added tax may be payable on the purchase price and/or on the rent and/or on the other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position if necessary by taking appropriate professional advice.
6. Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy condition or effectiveness.
7. They have not had the opportunity to inspect any title tenure documentation and intending purchasers or tenants should verify information through their legal advisor.
8. Verbal enquiries only have been made regarding rates/water rates and interested parties are advised to verify figures direct with the appropriate authority.
9. No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

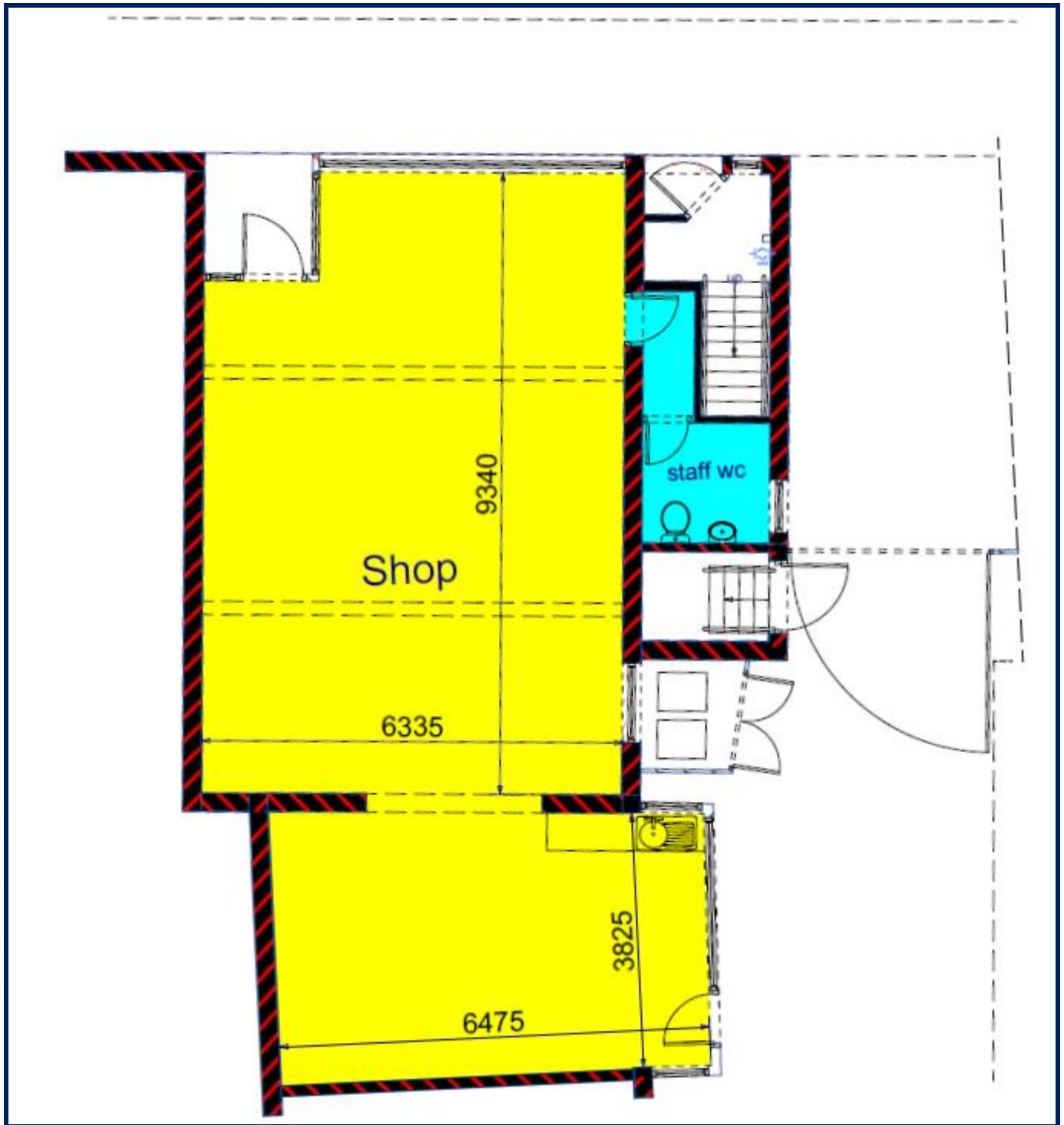
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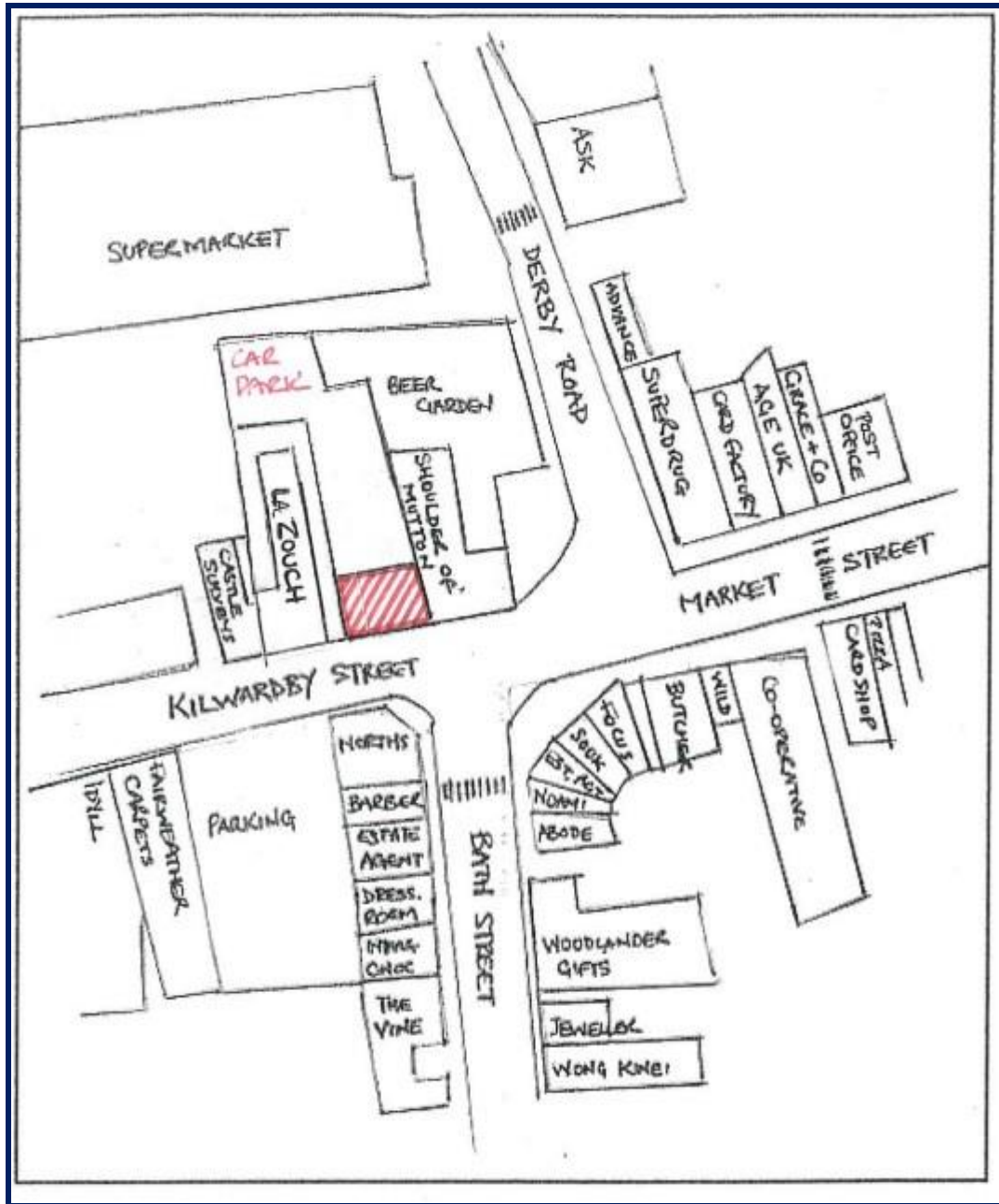
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