

RETAIL



LEASE AVAILABLE

31 MARKET STREET, ASHBY-DE-LA-ZOUCH, LE65 1AF
GROUND FLOOR LOCK UP SHOP

LOCATION

Ashby-De-La-Zouch is a market town in Leicestershire, positioned c. 14 miles south of Derby and c.18 miles north west of Leicester. The subject property is situated in prime retail pitch in Ashby-De-La-Zouch, fronting Market Street, a busy arterial road which provides a route to J13 of the M42 Motorway.

Nearby national retailers include Boots, Greggs, WH Smiths, Card Factory and Superdrug, where the subject property directly neighbours Vison Express and Costa Coffee.

ACCOMMODATION

The approximate net internal floor areas are:

Frontage:	6.44 m	(21 ft 1")
Max Internal Depth :	24.78 m	(81 ft 4")
Max internal Width:	5.84 m	(19 ft 1")
Ground Floor Sales:	99.59 m ²	(1,072 ft ²)
Ancillary:	20.57 m ²	(221 ft ²)

CONTACT

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

LEASE

Held on an existing lease to expire 10 January 2025 with no remaining reviews.

RENT

£28,500 per annum exclusive.

TERMS

Available for assignment under the terms of the existing lease or an under lease granted outside the of the Landlord and Tenant Act 1954 to expire December 2024.

Consideration could be given to an agreement of a new lease, terms to be agreed, subject to Landlords prior written agreement.

USE

The premises are permitted as retail opticians or any other use within what was class A1 (Retail Shop)

SERVICE CHARGE & INSURANCE

A service charge will be levied for the general upkeep, maintenance and management of the entire building on an as and when basis. The Landlord will insure the building and reclaim the premium from the tenant.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £23,250 (From 1st April 2023)

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The entire premises are assessed as C (58)

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Timothy Edgell

timothy.edgell@carterjonas.co.uk / 0117 363 5702 / 0117 922 1222 or

Stuart Williams

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For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



SUBJECT TO CONTRACT March 2023

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