

TO LET

Business Rate free to most businesses

**PROMINENT REFURBISHED TOWN CENTRE OFFICES
ASHBY DE LA ZOUCH**



**FIRST FLOOR, SUITES 1 AND 2, 17 THE GREEN,
ASHBY DE LA ZOUCH, LEICESTERSHIRE, LE65 1JU**

Completely refurbished to a high specification to include: -

- Suspended ceiling with energy efficient LED lighting
- Newly decorated
- Refitted kitchen facilities
- Intercom Door System
- Double glazed UPVC windows

To Let as a whole or may split Suite 1 - 627 sq ft (58.29m²)
Suite 2 - 419 sq ft (38.97m²)

SUBJECT TO CONTRACT



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/M42 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 good position on the Green in an improving area enhanced by the arrival of the culture and leisure quarter which also includes a new 52 space car park and multi-functional area.

The property also benefits from unrestricted on street parking in the immediate locality.

Businesses in the locality include a pharmacy, hairdressers and other professional uses and specialist retailers.

A location plan of the premises appears to the rear of these particulars.

DESCRIPTION

An excellent opportunity to lease these first floor offices either as a whole or may split. They have undergone a comprehensive refurbishment throughout, finished to a high standard and are ready for immediate occupation.



Ashby Culture and Leisure Quarter

ACCOMMODATION

	Imperial	Metric
Suite 1	627 sq ft	58.29m ²
Suite 2	419 sq ft	38.97m ²
Total floor area	1046 sq ft	97.26m²

Separate Male/Female Toilets
Kitchenette

All areas are approximate

BUSINESS RATES / BID

These offices are currently assessed as a single suite of offices but will be split if let as as 2 separate suites.

Suites 1 & 2 Rateable Value £10,000

In line with current legislation we consider that most small businesses will be able to occupy this property on a business rate free basis. Please contact us for further detail on rates payable.

The occupier will however be liable for payment of the Ashby BID (Business Improvement District) in the sum of £200 per annum.

USER

The premises are currently configured as offices but may be suitable for other uses requiring this type of premises.

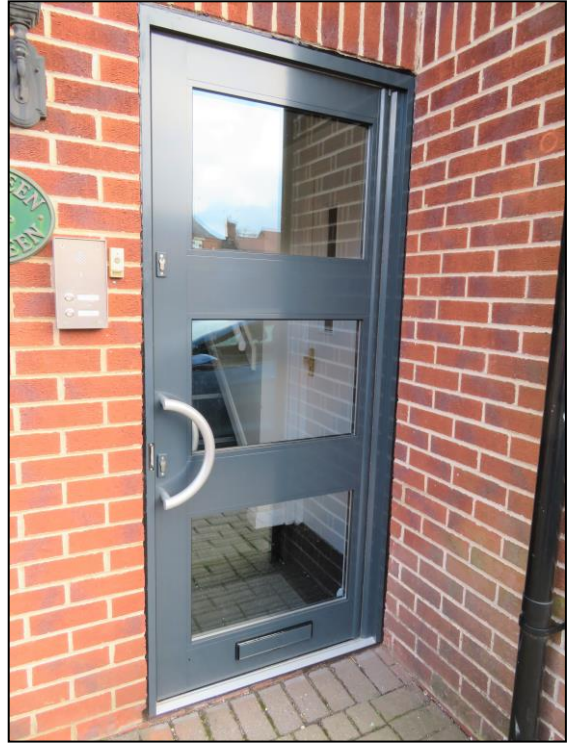
LEASE TERMS

The property will be let by way of a new lease with the tenant taking responsibility for internal repair and decoration.

The Landlord will maintain the exterior of the building and recover a proportionate part by way of a service charge arrangement.

Rental offers in the region of £16,750 per annum are invited for Suite 1 and 2 combined for lease for a minimum term of 3 years or multiples thereof to include rent reviews at 3 yearly intervals.





SERVICES

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Suite 1 – Rating D – 79

Suite 2 – Rating D – 81

Copies of the Energy Performance Certificate are available on request.

LEGAL COSTS

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

VAT

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

FURTHER INFORMATION AND VIEWING

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

RWT Suites 1&2, 17 The Green Ashby March 2024

- NOTE:
1. Messrs Roger Etchells & Company for themselves and for the vendors or lessor this property whose agents they 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.

The Old Bank • Kilwardby Street • Ashby-de-la-Zouch • Leicestershire • LE65 2FR

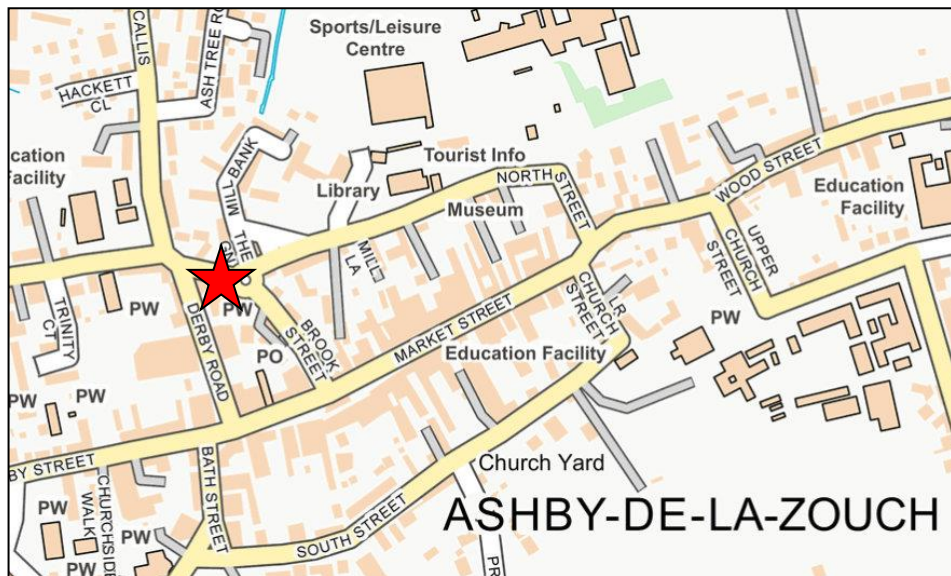
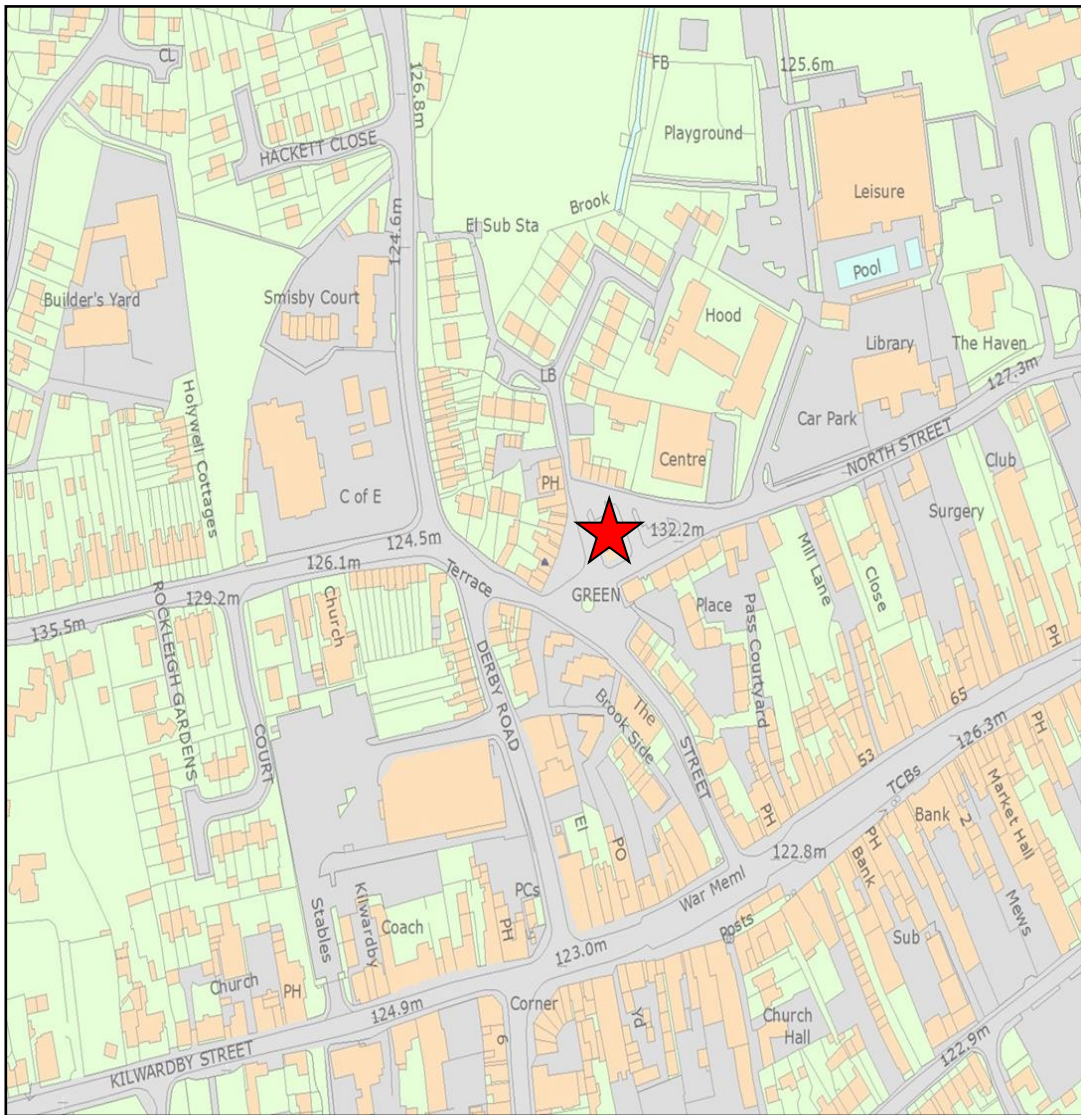
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commercial property • planning • licensing • rating • property management

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SUITE 1 & 2 17 THE GREEN,
ASHBY DE LA ZOUCHE LE65 1JU

NOT TO SCALE
FOR IDENTIFICATION PURPOSES ONLY

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