

**MATHER  
JAMIE**

01509 233433

**44 Market Street  
Ashby de la Zouch  
Leics  
LE65 1AN**

**TO LET  
£35,000 pax**



**Retail Unit**

**236.29 sq m (2,543 sq ft)**

# 44 Market Street, Ashby de la Zouch, Leics, LE65 1AN

## DESCRIPTION

The property provides a retail unit over ground and first floors formerly used as a bank with the banking hall and customer rooms being on the ground floor and office and staff welfare facilities on the first floor.

Externally there is a car park to the rear with 6 car parking spaces.

## ACCOMMODATION

Ground Floor	197.72 sq m	(2,128 sq ft)
First Floor	38.57 sq m	(415 sq ft)
<b>Total NIA</b>	<b>236.29 sq m</b>	<b>(2,543 sq ft)</b>

## TENURE

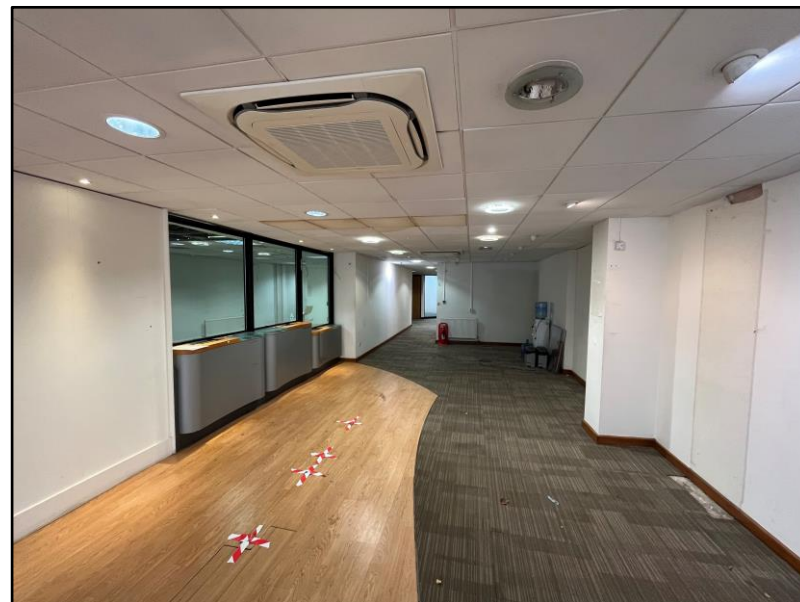
The property is available by way of a new lease on terms to be agreed.

## RENT

**£35,000 (thirty five thousand pounds)** per annum exclusive.

## VAT

VAT will be charged on the rent.



## BUSINESS RATES

Local Authority: North West Leicestershire  
Period: 2024/2025  
Rateable Value: £35,000

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 82 within Band D. The EPC is valid until 27 June 2029.

## PLANNING

We understand the premises have authorised planning consent under Class E of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.



# 44 Market Street, Ashby de la Zouch, Leics, LE65 1AN

 GREGGS

 Birds  
Est. 1929

 COSTA  
COFFEE

 nationwide

 TIMPSON



 SUPERDRY®

 Domino's®

 WHSmith

 Boots

 Royal Mail

 Subject  
property

# 44 Market Street, Ashby de la Zouch, Leics, LE65 1AN

## LOCATION

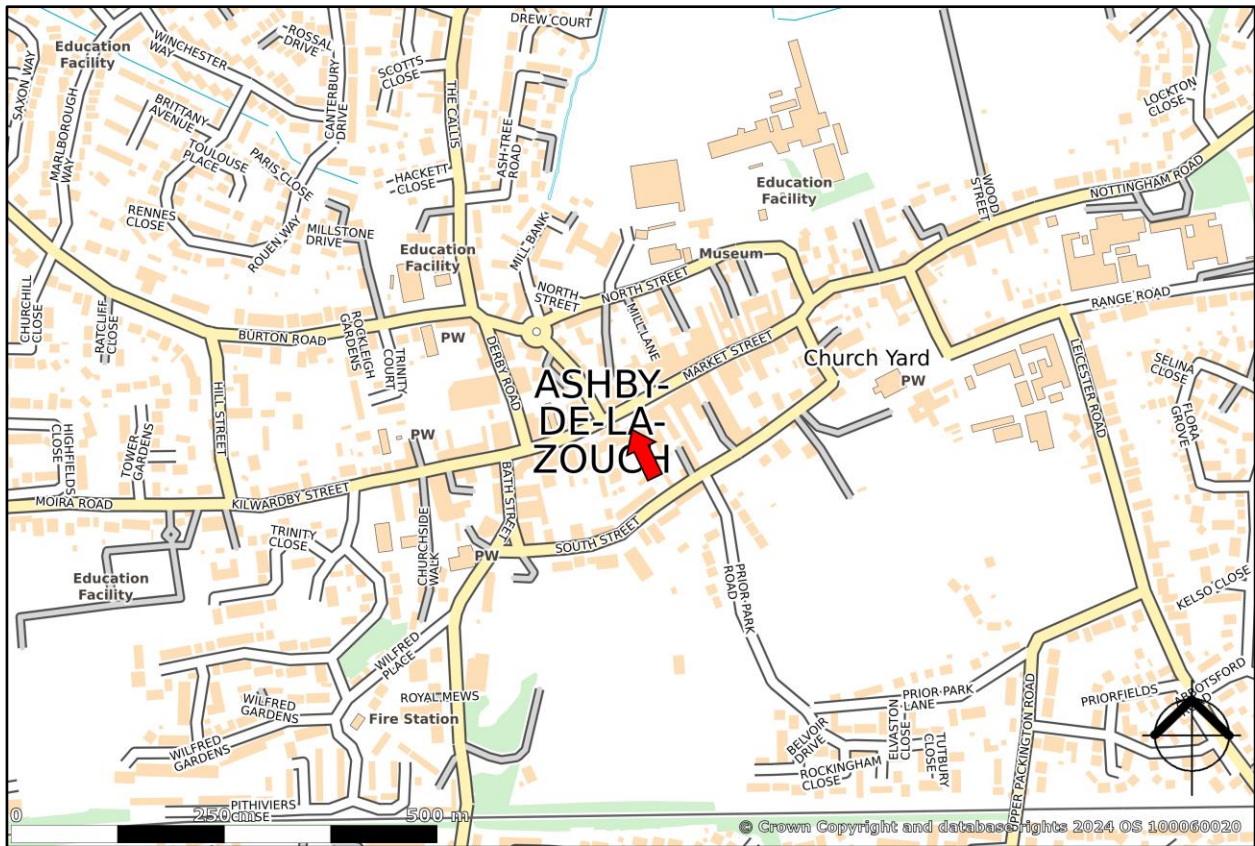
The property is located in a prominent town centre position fronting Market Street in Ashby de la Zouch, with vehicle access and dedicated parking from South Street.

The area is a prime retail pitch with a mixture and national and local occupiers including Greggs, Costa Coffee, Birds Bakery, Royal Mail, Boots, WH Smith and Domino's Pizza and many more.



**what3words:**

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**CONTACT:**

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**LE11 5RF**  
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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:

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

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

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

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

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