



HOWKINS &
HARRISON

52B Market Street, Ashby-De-La-Zouch, Leicestershire

£6,000 per annum

- Self contained office suite
- NIA 451 sq. ft
- Flexible terms
- Town Centre Location
- Excellent transport links

Please contact Lily Taylor on

01530 877977 option 3

Lily.taylor@howkinsandharrison.co.uk

A self-contained first floor office unit benefitting from its own WC and kitchen, located in the centre of the popular market town of Ashby de la Zouch. Ample public parking and excellent transport links being close to the A511 and the A42/M42.

Description

The property is located on Market Street in the centre of the popular market town of Ashby de la Zouch. It holds a prominent position with other occupiers on the street including Boots, WH Smith, Costa Coffee, Nationwide Building Society, NatWest Bank along with a wide range of other local retailers.

The town is ideally located in terms of transport links, being close to the A511 and the A42/M42.

The property comprises a first floor office unit. It provides two office suites and benefits from its own WC and kitchen area.

Office 1: 3.74m x 5.93m

Office 2: 3.25m x 3.50m

Kitchen: 3.61m x 2.33m

The property is approximately 41.96 sq. m / 451.7 sq. ft

Price

6,000 pa / £500 pcm

Tenure

Available on a new flexible lease, terms to be agreed.

The Lease will be excluded from Sections 24-28 of the Landlord & Tenant Act 1954.

Utilities

Heating is via electric heaters.

The unit has its own incoming electricity supply and the tenant is responsible for taking this over and obtaining their own contract for this supply.

Service Charge

The current service charge is £25 pcm this is to cover the costs of maintenance and upkeep of common areas.

Business Rates

The current rateable value is £4,600.

Occupiers that benefit from Small Business Rates Relief will not have to pay any Business Rates.

For clarification on Business Rates we would advise that interested parties make their own enquiries with North West Leicestershire District Council.

EPC

The current EPC for the property is D (96).

Deposit

A deposit will be required to be held for the duration of the term.

Planning

We understand that the unit benefits from permission to be used as an office.

Viewings

Viewings are strictly by prior appointment. Please contact Lily Taylor at the Ashby de la Zouch Branch (option 3).

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

