



Suite 3, 70-72 Market Street, Ashby de La Zouch, LE65 1AN  
To Let: NIA 28.9 sq.m / 312 sq ft

HOWKINS &  
HARRISON

# Suite 3

## 70-72 Market Street

### Ashby de la Zouch

#### LE65 1AN

#### Features

- Prominent Market Street position
- Available from July
- Self Contained Office Accommodation
- Designated parking space with ample public parking available

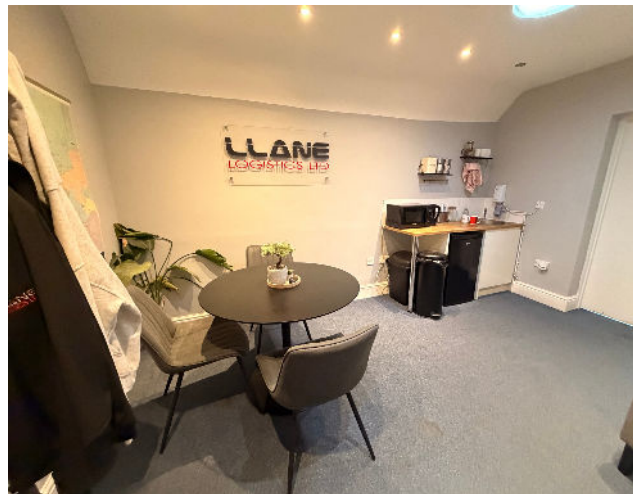
#### Description

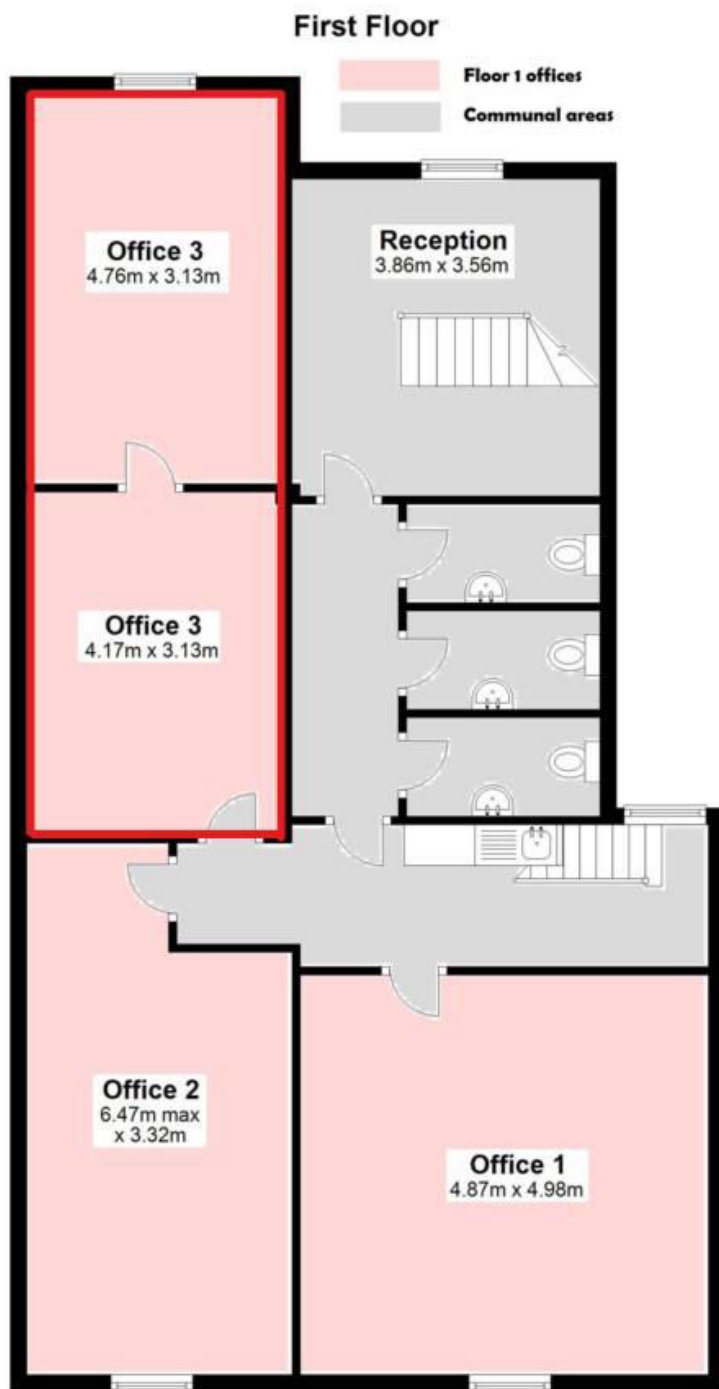
The property is located on Market Street in the centre of the popular market town of Ashby de la Zouch. It holds a prominent position with other occupiers on the street including Boots, WH Smith, Costa Coffee, Nationwide Building Society, NatWest Bank along with a wide range of local retailers.

Comprising a first floor office suite that has recently been refurbished, It is in excellent condition and provides a suite of two offices. The offices are carpeted throughout with spotlight lighting and electric heating.

There is a private kitchen area as well as access to 3 communal WCs.

The property also benefits from one parking space to the rear.





## Location

Ashby-de-la-Zouch is an attractive and affluent market town in North West Leicestershire, benefiting from excellent transport connectivity.

Road communications are strong, with the Junction 13 of the A42 situated approximately 3 miles to the north, providing direct links to the M1 motorway (Junction 23A) and the M42 motorway.

## Tenure & Possession

The property is available on a new internal repairing and insuring lease, terms to be agreed.

## Local Authority

The local authority is North West Leicestershire District Council

## Utilities & Service Charges

The property benefits from mains electricity, water and drainage.

The tenant is responsible for the payment of all utilities from the date of occupation.

There will be a service charge payable for maintenance of communal areas. The current Service Charge is £702 per annum.

The current cost of insurance is £218 per annum, this is recharged to the tenant and reviewed annually.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP

## Deposit & Legal Costs

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

There will be a contribution towards the landlords legal fees.

## Business Rates

The current rateable value is £2,150.

Occupiers that benefit from Small Business Rates Relief will not have to pay any Business Rates. Please contact the local authority to find out more. For clarification on Business Rates we would advise that interested parties make their own enquiries of North West Leicestershire District Council on 01530454545.

## EPC

The current EPC rating is C.

## What3Words

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## Planning

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

## Viewing

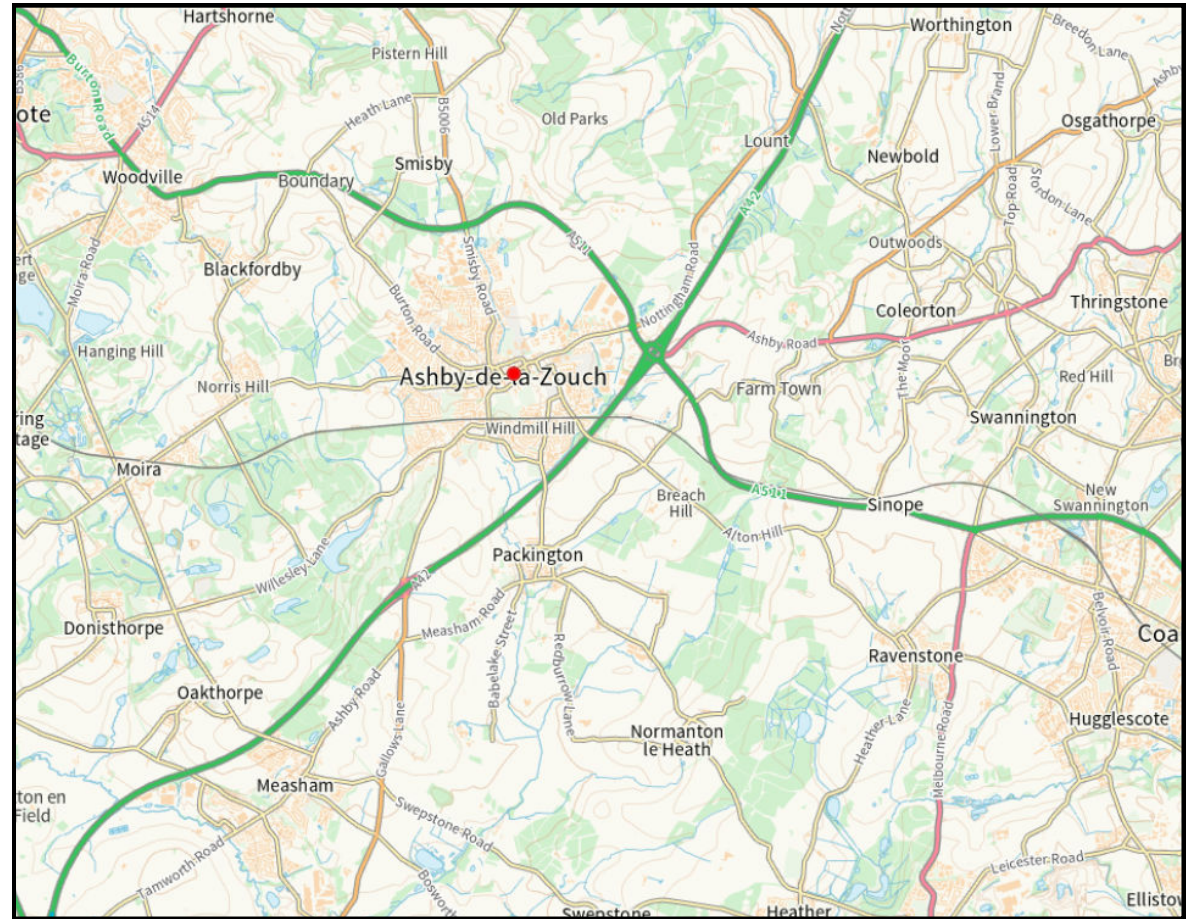
Accompanied viewings only, strictly by appointment with Howkins & Harrison. Please contact Lily Taylor [lily.taylor@howkinsandharrison.co.uk](mailto:lily.taylor@howkinsandharrison.co.uk) or call 01530 877977 (option3)

## Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of an error, omissions or misdescriptions. The plan is for identification purposes only.

## Anti Money Laundering Information

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a letting. We will conduct an AML verification check via our online provider, MoveButler.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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