



10 Lower Church Street, Ashby de la Zouch, LE65 1AB
Guide Price £275,000

HOWKINS &
HARRISON

10 Lower Church Street Ashby de la Zouch Leicestershire LE65 1AB

Features

- Prominent Town Centre Location
- Grade II Listed
- Potential for Change of Use Subject to Planning
- Character Property

Description

A substantial and highly versatile detached office premises, extending to approximately 3,025 sq ft (281.1 sq m) across two floors, offering flexible accommodation suitable for a wide range of commercial occupiers.

The property provides a well-balanced mix of large open-plan office areas, private offices, meeting rooms, and ancillary space, making it ideal for businesses seeking adaptable working environments.

Arranged over ground and first floors, the accommodation benefits from excellent natural light throughout, with multiple windows creating bright and productive working spaces. Staff amenities include kitchen facilities and WC provisions, supporting day-to-day business operations.

The property requires renovation throughout but offers exceptional potential to be transformed into a stunning office or residential dwelling, subject to the necessary planning permissions.





Location

10 Lower Church Street occupies a prominent and well-established position within the centre of Ashby-de-la-Zouch, one of North West Leicestershire's most desirable and affluent market towns, the property benefits from excellent accessibility and a strong commercial presence.

Ashby-de-la-Zouch offers an attractive business environment with a diverse mix of professional services, independent retailers, cafés, restaurants, and national operators, creating a vibrant town-centre setting.

The town benefits from excellent road connectivity, with convenient access to the A42/M42, providing direct links to Leicester, Derby, Nottingham, Birmingham, and the wider Midlands motorway network including the M1. This strategic location makes the property highly accessible for both staff and clients across the region.

Planning and Development

The property has previously been used as office accommodation but was formerly a residential dwelling.

The property may be suited to conversion into a residential dwelling subject to obtaining the necessary planning permissions and listed building consents.

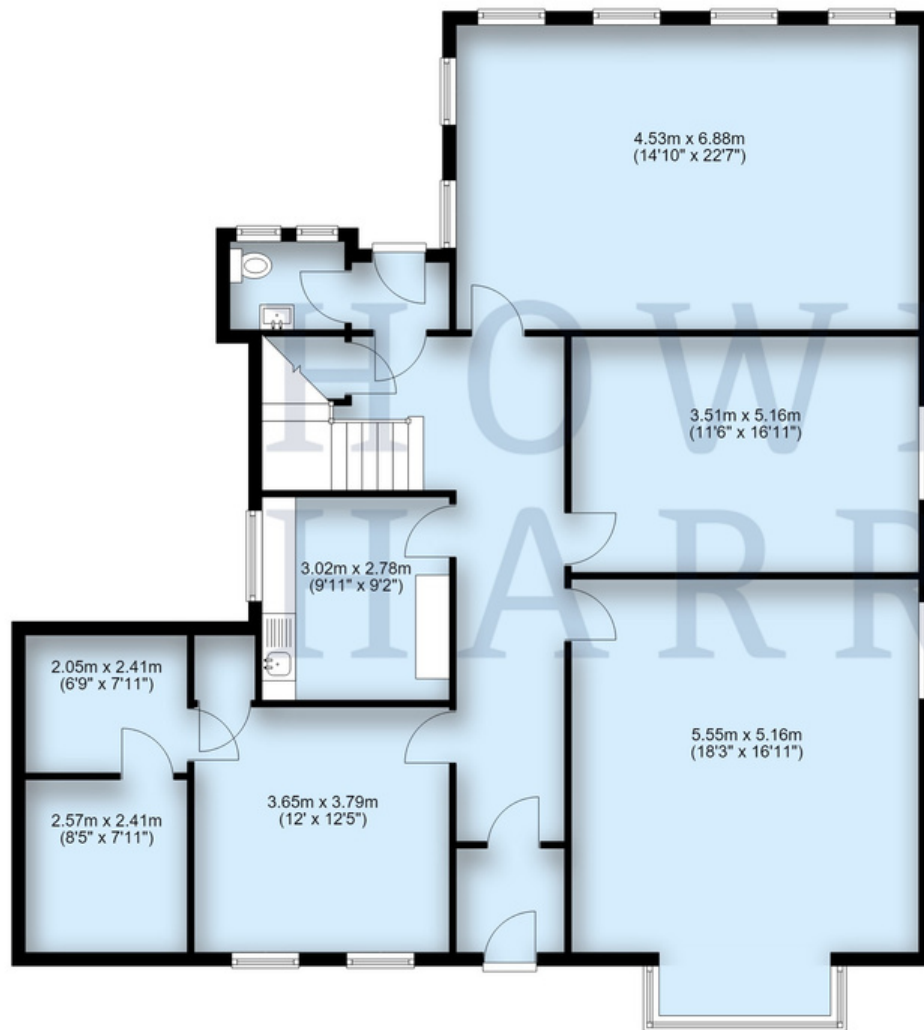
Interested parties should make their own enquiries to North West Leicestershire District Council with regard to potential change of use.

Method of Sale

The property will be sold by private treaty.

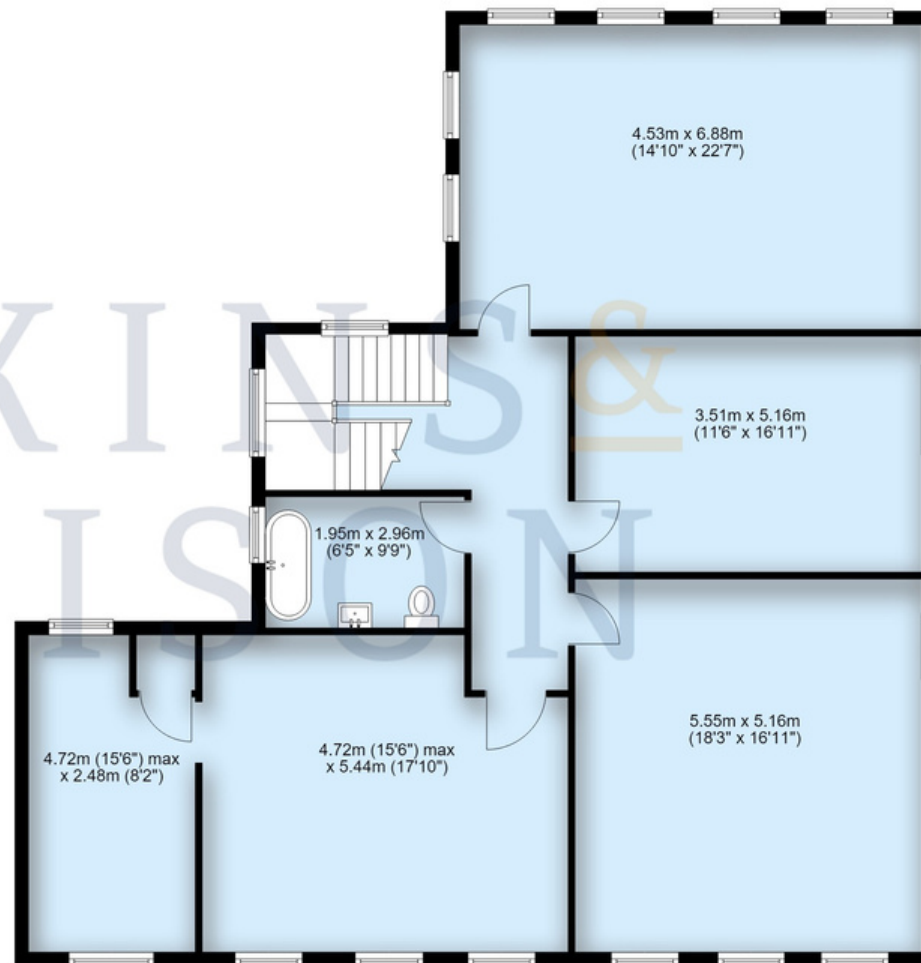
Ground Floor

Approx. 143.2 sq. metres (1541.8 sq. feet)



First Floor

Approx. 137.8 sq. metres (1483.8 sq. feet)



Total area: approx. 281.1 sq. metres (3025.5 sq. feet)



Access

The property has road frontage onto Lower Church Street.

Services

We understand that mains electricity, gas, water and drainage are all available to the property.

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Tenure and Possession

The subject property is freehold and vacant possession will be given upon completion.

Local Authority

North West Leicestershire District Council

Website: <https://www.nwleics.gov.uk/> Telephone: 01530 454545

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. None of the appliances have been tested by the agents and they are not certified or warranted in any way.



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.

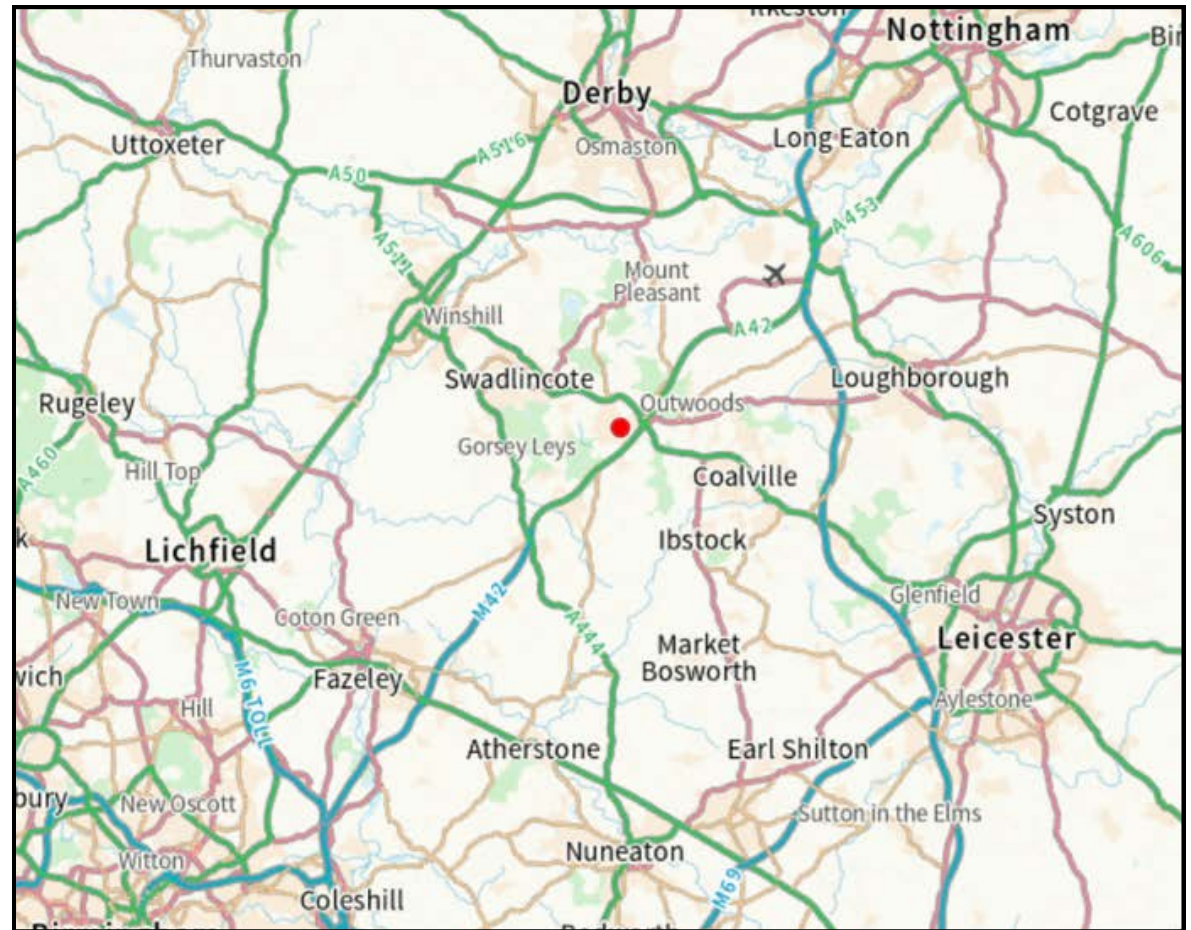
Viewing

Accompanied viewings only, strictly by appointment with Howkins & Harrison please call Lily Taylor on 01530 877977 (option 3) or email lily.taylor@howkinsandharrison.co.uk

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 sale.

We charge a small administration fee for conducting an electronic 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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