



6 Bakery Court, Ashby de la Zouch, LE65 1AN
To Let: £7,800 per annum / 24.1 sqm (259 sq ft)

HOWKINS &
HARRISON

6 Bakery Court Ashby de la Zouch LE65 1AN

- Prime Town Centre Location
- Retail Unit
- Parking Space
- Available Immediately

Description

An excellent opportunity to rent a well-positioned retail premises in the heart of the popular market town of Ashby de la Zouch.

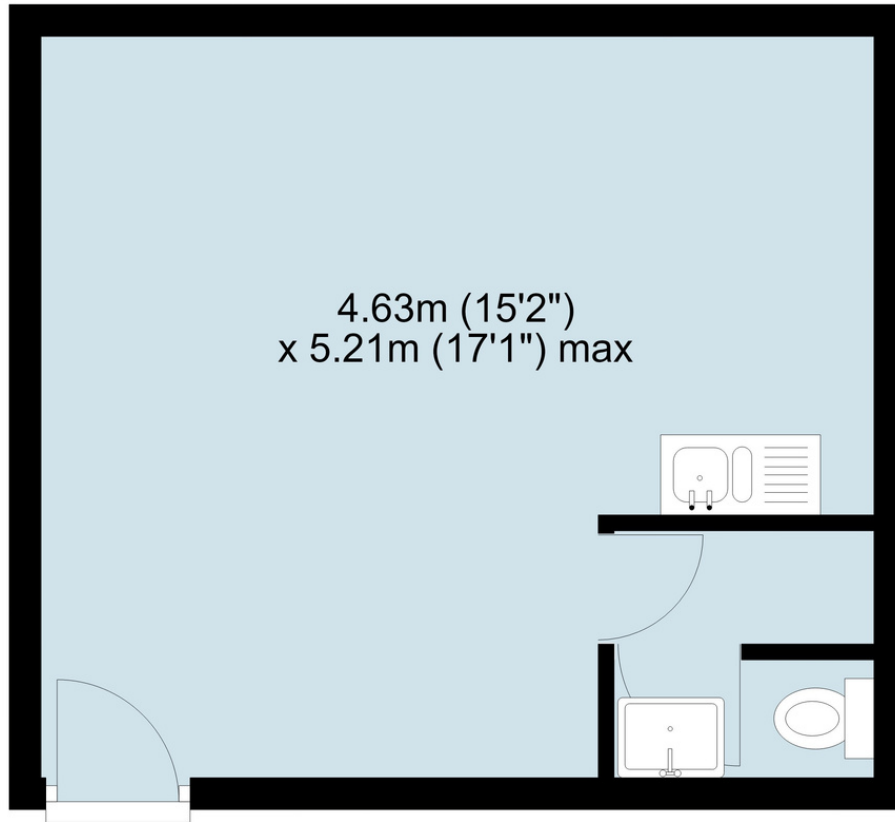
Formerly operated as a café, the premises provide a versatile accommodation that could be suitable for a range of uses. The existing layout offers flexibility for an incoming occupier to adapt the space to meet their individual requirements.

The property benefits from its central location, surrounded by a range of established independent retailers, cafés, restaurants and other local amenities, helping to provide a strong level of passing trade and footfall.

Available for immediate occupation, the premises represent an excellent opportunity for an existing business looking to expand, a new venture seeking a town-centre location, or an occupier looking to establish a presence in Ashby de la Zouch.



Floor Plan



Location

The subject property is located between Market Street and South Street off Bakery Court, which is a busy thoroughfare.

Ashby de la Zouch is an attractive and historic market town situated in North West Leicestershire, close to the Derbyshire border and at the heart of the National Forest.

Ashby benefits from excellent road connectivity, with the A42 located close to the town providing links towards the M1 and M42, as well as the wider Midlands motorway network.

Tenure & Possession

The property is available by way of a new flexible lease, with terms to be agreed.

The lease will be contracted out of sections 24 - 28 of The Landlord and Tenant Act 1954, security of tenure provisions.

Local Authority

North West Leicestershire District Council
Telephone: 01530 454545

Services

The property benefits from mains water, electricity and sewerage connectivity,

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.

Insurance

The landlord insures the building, and recharges it to the tenant, the current cost is £20 pcm. The insurance is reviewed annually and the landlord will advise of the new premium ahead of the policy starting. The tenant will be required to have their own contents and public liability insurance.

Business Rates

Small Business Rates Relief is very likely to be available to most occupiers, applicants should take advice from North West Leicestershire District Council as to whether they are eligible for 100% business rates relief.

What3Words

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Deposit

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

Viewing

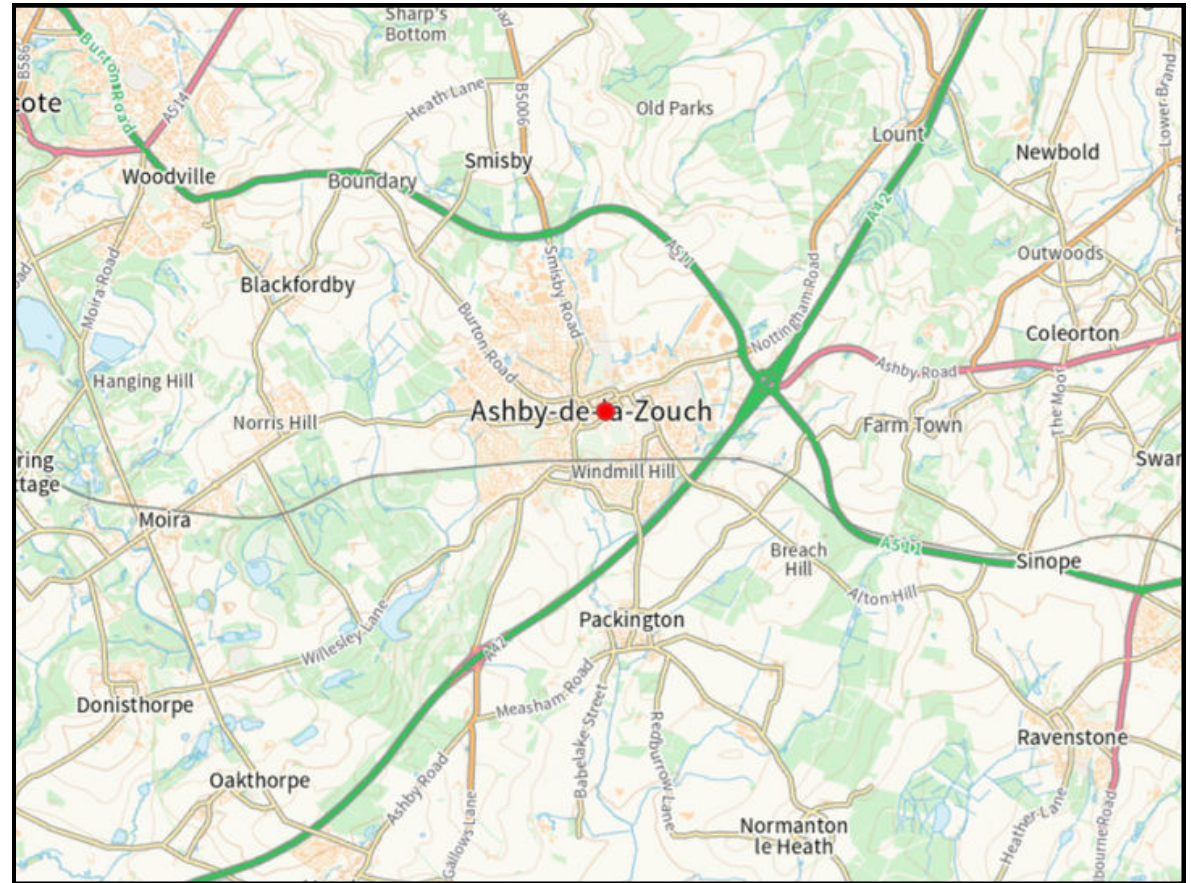
Accompanied viewings only, strictly by appointment with Howkins & Harrison, please contact Lily Taylor on 01530 877977 (option 3) or by email on lily.taylor@howkinsandharrison.co.uk

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 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.



CONTACT US

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