

# TO LET

## GROUND & FIRST FLOOR RETAIL / OFFICE ACCOMMODATION

CELEBRATING **30** YEARS OF PROPERTY  
CONSULTANCY

Waterloo House, 9 Huntingdon Court  
North Street  
Ashby de la Zouch  
Leicestershire, LE65 1HS



**Rent: £20,000 p.a.x.**

- Excellent accommodation that can be let either as a whole or on an individual floor basis comprising approximately 166.38m<sup>2</sup> / 1,790 sq ft net internal.
- Forecourt and adjacent parking facilities.
- Located to the rear of Huntingdon House close to the prime retail area of Market Street.
- In addition, public parking facilities are close by on North Street.



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Anson Court,  
Burton upon Trent, DE14 1NG

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## Location

Ashby de la Zouch is an expanding and popular market town situated on the Derbyshire/Leicestershire border lying approximately 9 miles from Burton on Trent. It has the benefit of excellent road communications via the A42/M42 providing easy access to all major regional centres, the A50 and the national road network. The premises are located on the edge of the main retail core of the town centre and to the rear and adjacent to two notable landmarks, Huntingdon House and St Helen's House.

## Description

The premises form part of a two storey building of traditional brick construction, self-contained to both floors with UPVC double glazed window units extending to the ground floor entrance door with LED lighting, power points, a sealed concrete base to the ground floor and two bay display windows.

Externally there is a tarmac surfaced forecourt utilised in conjunction with the adjacent retail unit. There is one designated parking space with other facilities to the side elevation of the building.

## Accommodation

All areas referred to in these particulars are approximate.

**Ground Floor: 53.61m<sup>2</sup> / 577 sq ft net internal**

**First Floor: 112.77m<sup>2</sup> / 1,213 sq ft net internal**

**Total: 166.38m<sup>2</sup> / 1,790 sq ft net internal**

Comprising on the ground floor, sales / office areas, kitchen and toilet facilities and at first floor, a large open plan office, private offices, kitchen and toilet facilities.

## Services

Mains electricity, water and drainage are connected to the premises.

## Rates

Rateable Value: £24,000

(North West Leicestershire District Council).

## Energy Performance Certificate

The property has an energy performance rating of Band D.

A copy of the energy performance certificate is available upon request.

## Lease Terms

The premises are available on a full repairing and insuring lease for a flexible term.

## Rent

**£20,000 per annum exclusive** which will be subject to an upward only review at three yearly intervals.

The rent is to be payable quarterly in advance by standing order.

## Value Added Tax

The rent will not be subject to value added tax.



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## Rent Deposit Agreement

The Tenant will be required to enter into a Rent Deposit Agreement which will be equivalent to three months rent and which will be held by the Landlord for the duration of the term.

## References

The Landlord will require references from interested parties to include their bank, accountant and current Landlord, if applicable.

## Legal Costs

Each party are to bear their own legal costs incurred in the transaction.

## Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

## Viewings

Viewings are strictly via prior appointment with the sole agents:-

### Salloway:

**Tel:** 01283 500030  
**Email:** burton@salloway.com

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