



**Lease to Assign - Office premises**

**4 Kilwardby Street, Ashby-de-la-Zouch LE65 2FU**

**To Let: £26,000 pax | 148.38 sq m (1597 sq ft).**

**HOWKINS &  
HARRISON**

## Retail Unit - Lease to Assign

4 Kilwardby Street Ashby-de-la-Zouch LE65 2FU

148.38 sqm (1597 sq ft).

### Description

The property comprises a mid-terraced 3-storey office in the centre of Ashby-de-la-Zouch.

The property has been refurbished to a high standard throughout and offers high quality town centre office space with LED lighting & high-speed internet.

The property is connected to mains electricity, water and drainage.

Externally there is designated parking for up to 8 vehicles.

### Tenure

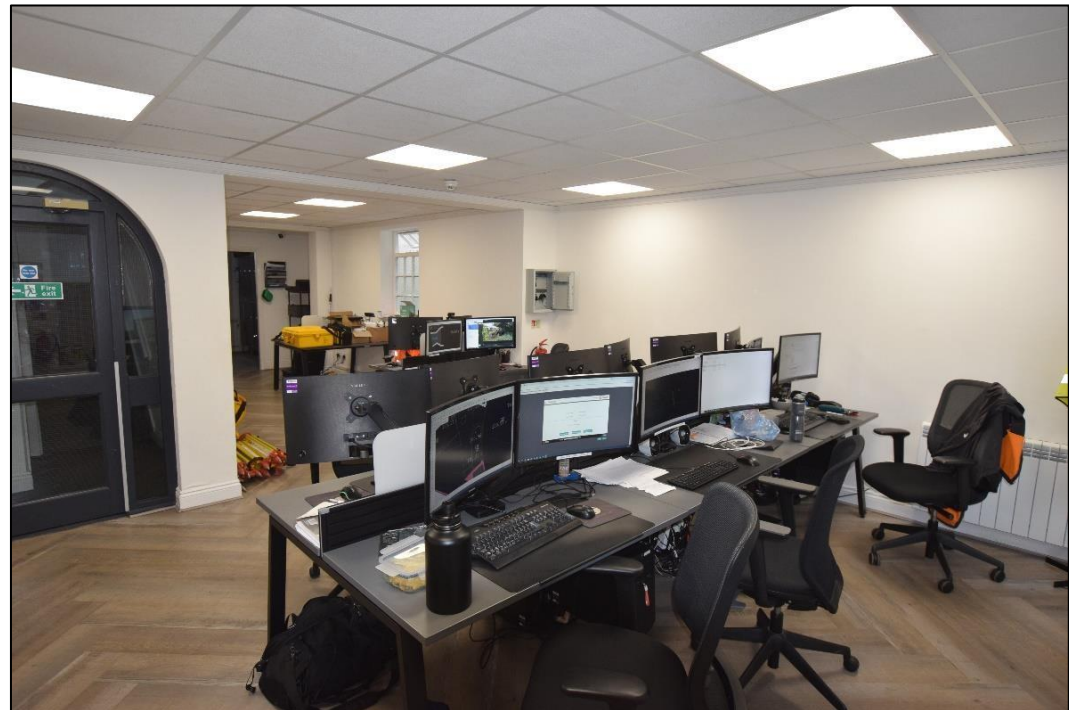
The property is currently held on a lease for a term of 10 years expiring 16<sup>th</sup> September 2031. Current rent is £26,000pa. The Lease contains a Tenant Break Option dated 1<sup>st</sup> October 2026. The Lease is included within the Landlord and Tenant Security of Tenure Provisions (Lease available on request).

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### VAT

We understand the property is not opted for VAT.



## Accommodation

	sq m	sq ft
<b>Ground Floor</b>		
Office & Storage	57.63	620
<b>First Floor</b>		
Offices & Kitchenette	56.13	603
<b>Second Floor</b>		
Office & Storage	34.62	373
<b>Total</b>	<b>148.38</b>	<b>1596</b>

## Planning

We understand the premises have planning use Class E Use the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own enquiries of the local planning authority.

## Business Rates

Local Authority: Northwest Leicestershire

Period: 2024/2025

Rateable Value: £16,750

## Viewing:

Strictly by appointment by the sole agents:

**James Hunt BSc (Hons) RICS**

Email: [James.hunt@howkinsandharrison.co.uk](mailto:James.hunt@howkinsandharrison.co.uk)

Phone: 01530 877977



### 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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