



3 Lower Church Street, Ashby de la Zouch, LE65 1AB

For Sale: 84.2 sq m (906 sq ft)

HOWKINS &  
HARRISON

# 3 Lower Church Street Ashby de la Zouch LE65 1AB

## Features

- Retail premises for sale
- Prime trading position in the town centre
- Investment opportunity
- Excellent transport links

## Guide Price

The guide price will be £150,000 for the freehold interest.

## Description

An exciting opportunity to purchase a freehold retail space extending to 906 sq ft and two leasehold flats situated in the centre of the market town of Ashby de la Zouch within the Ashby conservation area and benefits from an excellent central location.

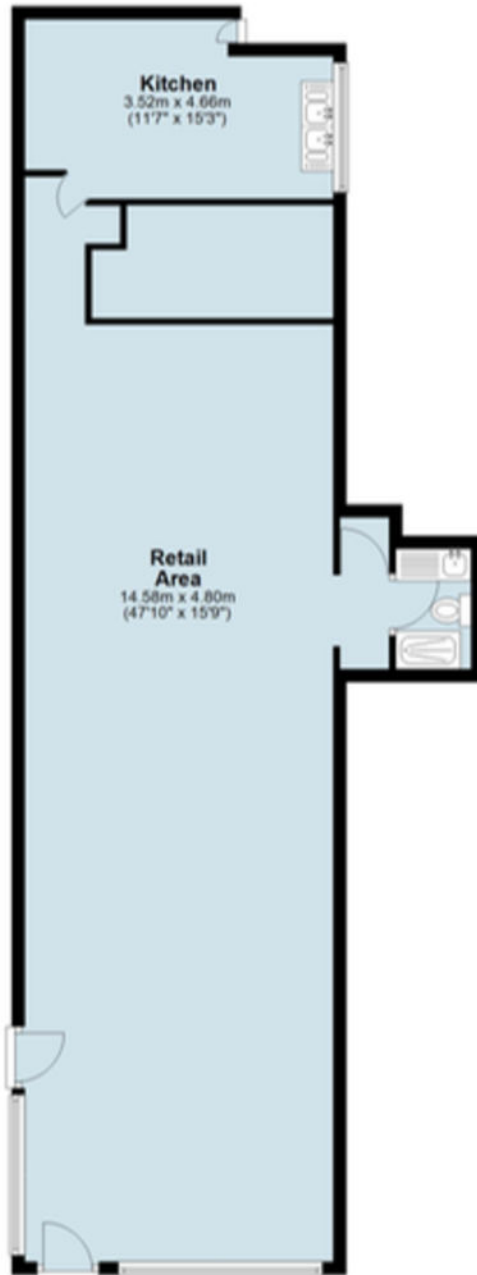
The property comprises a ground floor retail area which includes a commercial kitchen and toilet facilities and there are two flats located on the first and second floor, that are subject to long leasehold agreements.

The ground floor premises has previously been used as a cafe and retail area but would also have potential for alternative uses subject to obtaining the necessary planning consents.

The property benefits from road frontage to two sides with two large shop windows facing both Market Street and Lower Church Street allowing great exposure to passing trade.



## Floor Plan



## Location

The property is situated on Lower Church Street, Ashby de la Zouch with frontage on to Market Street providing excellent footfall.

The property is situated 1 mile from Junction 13 of the M42 which provides access to the wider midlands motorway network including Junction 23A of the M1 23A (9.1 miles) and Junction 4A of the M6 (21.7 miles).

## Tenure & Possession

The freehold interest for the full extent of the property is being offered for sale.

In respect of the flats situated on the first and second floor, these are subject to 999-year lease agreements which commenced on 1<sup>st</sup> January 2019. An annual peppercorn rent is paid to the freeholder.

The property is further subject to a 25-year underlease in favour of the Sellers pension fund granted on 2nd May 2012 in relation to the ground floor. Upon the sale of the property to a third party, the underlease to the pension fund will be redeemed so that the ground floor shop will be sold unencumbered and with vacant possession.

Further information is available upon request.

## Local Authority

North West Leicestershire District Council.

Website: <https://www.nwleics.gov.uk/>

Telephone: 01530 454545

## Services

We are advised that the property is connected to mains electricity, water, gas and sewage.

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.

## EPC

The current EPC for the property is C (56).

## Planning

We understand that the property has planning under use Class E. Interested parties are advised to make further enquiries with North West Leicestershire District Council.

## Method of Sale

The property will be sold by private treaty.

## Business Rates

The current rateable value for the property is £9,900.

For further information regarding business rates please contact North West Leicestershire District Council.

## What3Words

///flotation.pushed.sublet

## Anti Money Laundering Information

Under the Money Laundering Directive (S1207/692) we are required under due diligence as set out under HMRC regulations to take full identification (e.g. photo ID and recent utility bill) as proof of address. When you are ready to put an offer forward, please be aware of this and have the information available.

Please note a fee of £30 will be charged to each buyer for the Anti Money Laundering check via our online system Move Butler.

## Photographs

The photographs were taken in August 2025.

## 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 purposed 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](mailto:lily.taylor@howkinsandharrison.co.uk)



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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