



**COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976**

ASHBY-DE-LA-ZOUCH SHOP TO LET

36-38A MARKET STREET, ASHBY-DE-LA-ZOUCH, LEICESTERSHIRE, LE65 1AN.

LOCATION

Ashby-de-la-Zouch is an historic market town northwest of Leicester. Boasting castle ruins and an extensive high street, it is an attractive destination. The property is positioned in a prime retail location, with TG Jones, Boots and Costa nearby.

ACCOMMODATION

The property is a painted brick offering space over three levels. It has two large display windows and step free access.

Sales	481 ft ²
First Floor	375 ft ²
Second Floor	426 ft ²

TENURE

Available to let on a 10 year lease with a review on the 5th anniversary.

RENT

£19,000 per annum.

RATES

Rateable Value £23,000.

EPC

B

LEGAL COSTS

Incoming Tenant to pay the landlords legal costs.

VIEWING

Strictly by arrangement with The Culshaw Partnership, tel. 01572 822791.

29 High Street East, Uppingham, Rutland, LE15 9PY

01572 822791 www.cpslip.co.uk

Partners: Justin Fowler MRICS, John Tookey

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