

FOR SALE

GROUND FLOOR RETAIL ACCOMMODATION WITH TWO SELF CONTAINED APARTMENTS



Price: £130,000

- Ground floor retail premises with two self contained apartments held on ground leases.
- Prominently located premises at the junction of Lower Church Street and Market Street.
- Suitable for a variety of retail businesses or alternative commercial uses, subject to planning and all statutory consents where applicable.

CELEBRATING
30 YEARS
OF PROPERTY
CONSULTANCY

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



SALLOWAY

184 Horninglow Street,
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 occupy a prominent trading location at the junction of Lower Church Street and Market Street on the edge of the prime retail area of the town and within the Ashby Conservation area.

Description

A semi-detached building of traditional brick construction with a small yard to the rear comprising a ground floor retail unit, latterly used as a café with tiled floors, ceiling mounted air conditioning units, diffused and surface spot lighting and power points. To the rear is a commercial kitchen with a sink unit, work tops and a tiled wall. There is also fluorescent lighting, power points and access to the yard.

At first and second floors are two self contained apartments both of which are subject to 999 year ground leases.

Accommodation

All areas referred to in these particulars are approximate.

Ground Floor

Retail area and former
Commercial Kitchen:

84.20m² / 906 sq ft

Toilet

n/m

Services

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

Rates

Rateable Value : £13,500

For confirmation of Business Rates payable and eligibility for any rate relief that may apply, interested parties are advised to contact North West Leicestershire District Council

Energy Performance Certificates

This property has an energy performance rating of Band C.

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



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Tenure

The freehold interest in respect of the whole property is being offered for sale.

In respect of the flats situated on the first and second floors these are subject to long lease agreements summarised as follows:

Flat 3A Lower Church Street – A 999 year lease agreement which commenced on 1st January 2019. An annual peppercorn rent of £1 is paid to the freeholder.

Flat 3B Lower Church Street – A 999 year lease agreement which commenced on 1st January 2019. An annual peppercorn rent of £1 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 with vacant possession.

Further information is available upon request.

Planning

We understand that the property has planning consent under Class E in accordance with the Town & Country Use Classes as amended from the 1st September 2020. However interested parties are advised to make their own enquiries of North West Leicestershire District Council.

Price

£130,000.

Value Added Tax

The sale price will not be subject to value added tax.

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

Strictly by appointment with the sole Agents:-

Salloway:

Tel: 01283 500030

626090
4924/13-28



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[salloway.com](https://www.salloway.com)





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