

TO LET

BY ASSIGNMENT OR NEW LETTING RETAIL / OFFICE ACCOMMODATION



CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

4 Kilwardby Street
Ashby de la Zouch
Leicestershire LE65 2FQ



Anwar Hussain MRICS

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Rent: £26,000 p.a.x

- Comprising approximately 148.40m² / 1,597 sq ft net internal.
- Forming part of this prominently located building on Kilwardby Street on the fringe of the prime retailing area of the town.
- Public car parking facilities close by.
- Formally used as an office but suitable for a variety of retail uses subject to planning consent where necessary.
- 8 car parking spaces to the rear of the property.

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, East Midlands and Birmingham Airports and the NEC.

The premises form part of a prominently located retail and office building in the centre of the town fronting Kilwardby Street. There are 8 car parking spaces to the rear of the property and also public car parks in the near vicinity.

Description

The premises comprise a three storey building of traditional brick construction with the entrance located on Kilwardby Street.

Internally the property comprises plaster and painted walls and ceiling (with suspended ceiling and lighting on the ground floor) and fluorescent lighting, a laminate floor on the ground floor and predominantly carpeted floors throughout the remainder of the property. The premises were previously used as office accommodation however the ground floor has the potential to be used as a professional office / retail subject to planning consent. Heating in the building is via electric wall heaters and there is a kitchenette and WC facilities on the first floor.

To the rear of the property is car parking for 8 vehicles which is accessed via the Co-op convenience store car park.

Accommodation

All areas referred to in these particulars are approximate.

Ground Floor: 57.63m² / 620 sq ft

First Floor: 56.13m² / 604 sq ft

Second Floor: 34.64m² / 373 sq ft

Total (net internal): 148.40m² / 1,597 sq ft

Services

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

Energy Performance Certificate

The property has an energy performance rating of Band D.

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

Rates

Rateable Value: £16,750

(North West Leicestershire District Council).



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Lease Terms

The premises are currently let on a lease dated the 5th October 2021 expiring on the 16th September 2031. In addition there is a break date on the 1st October 2026 which the current tenant intends to serve. The property is let on an full repairing and insuring lease and the **current rent is £26,000 per annum exclusive.**

The rent is to be paid monthly / quarterly by standing order / direct debit.

Value Added Tax

The rent is not subject to value added tax.

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 four references from interested parties to include their bank, accountant and two trade or personal referees.

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:

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