

# FOR SALE

## RETAIL PREMISES

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

71 Market Street  
Ashby de la Zouch  
Leicestershire  
LE65 1AH



**SALLOWAY**



### Price: £375,000

- Retail premises which is currently let to the ground floor with upper floor office, or potential residential accommodation.
- Comprising approximately 308.21m<sup>2</sup> (3,315 sq ft) net internal.
- Prominent town centre location on the fringe of the prime retail area; in addition, there are parking facilities on Market Street and public car parks are within close proximity in North and South Street.

184 Horninglow Street,  
Anson Court,  
Burton upon Trent, DE14 1NG

[salloway.com](http://salloway.com)



## 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 are prominently situated in the heart of the town centre close to the prime retail area and within convenient travelling time of the major trunk roads of the A444, A511 and A42.

## Description

A terraced property of predominantly three storey brick construction which is Grade II Listed and situated within the town's Conservation Area. It is single fronted with a bay display window to the ground floor which also has an oak floor covering to the sales area, there is LED and fluorescent lighting to the majority of the accommodation, predominantly sash, single glazed, timber window frames to the ancillary ground floor and upper floor accommodation, original features to all floors including fireplaces and carpet tile and carpeted floor coverings to the majority of the first and second floor areas.

To the room to the front elevation at first floor level are floor box power points, otherwise wall fittings and there are toilet facilities to all three floors and kitchens at ground and second floor level.

Externally there is no vehicular access but a right of way in perpetuity over the passageway between 71 and 73 Market Street.

## Accommodation

All areas referred to in these particulars are approximate.

### Ground Floor Basement

Stores: 46.26m<sup>2</sup> / 498 sq ft

### Ground Floor

Sales, Kitchen &

Ancillary Accommodation: 103.81m<sup>2</sup> / 1,117 sq ft

### First Floor

80.46m<sup>2</sup> / 865 sq ft

### Second Floor

77.68m<sup>2</sup> / 835 sq ft

### Total (net internal)

**308.21m<sup>2</sup> / 3,315 sq ft**

## Services

All mains services are connected to the premises including a three phase (100 amps per phase) electricity supply. In addition, there are two Ideal wall mounted gas fired boilers serving the heating system which is gas fired and operated through radiators.

## Planning

The premises currently have planning permission for retail sales with ancillary accommodation, but the upper floors have in the past been used for training purposes in connection with the fabric business. However, they may also be suitable for use as offices or residential conversion subject to planning and all statutory consents, as applicable.



184 Horninglow Street,  
Anson Court,  
Burton upon Trent, DE14 1NG

[salloway.com](http://salloway.com)



## Tenancy

The ground floor is currently let to The Fabric Boutique for a term that expires on the 21<sup>st</sup> December 2025. The lease excludes the provisions of the Landlord & Tenant Act 1954 relating to security of tenure and therefore there is no automatic right for the tenant to renew.

The rent is £15,000 per annum and a copy of the lease is available upon request.

## Rates

Rateable Value: £15,250

(North West Leicestershire District Council).

## Energy Performance Certificate

As the building is Grade II Listed and not previously had an energy performance certificate, under current legislation one is not required.

## Price

**£375,000**

## Value Added Tax

The sale price is not 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

Viewings are strictly via prior appointment with the sole Agents:-

### Salloway:

**Tel:** 01283 500030  
**Email:** burton@salloway.com

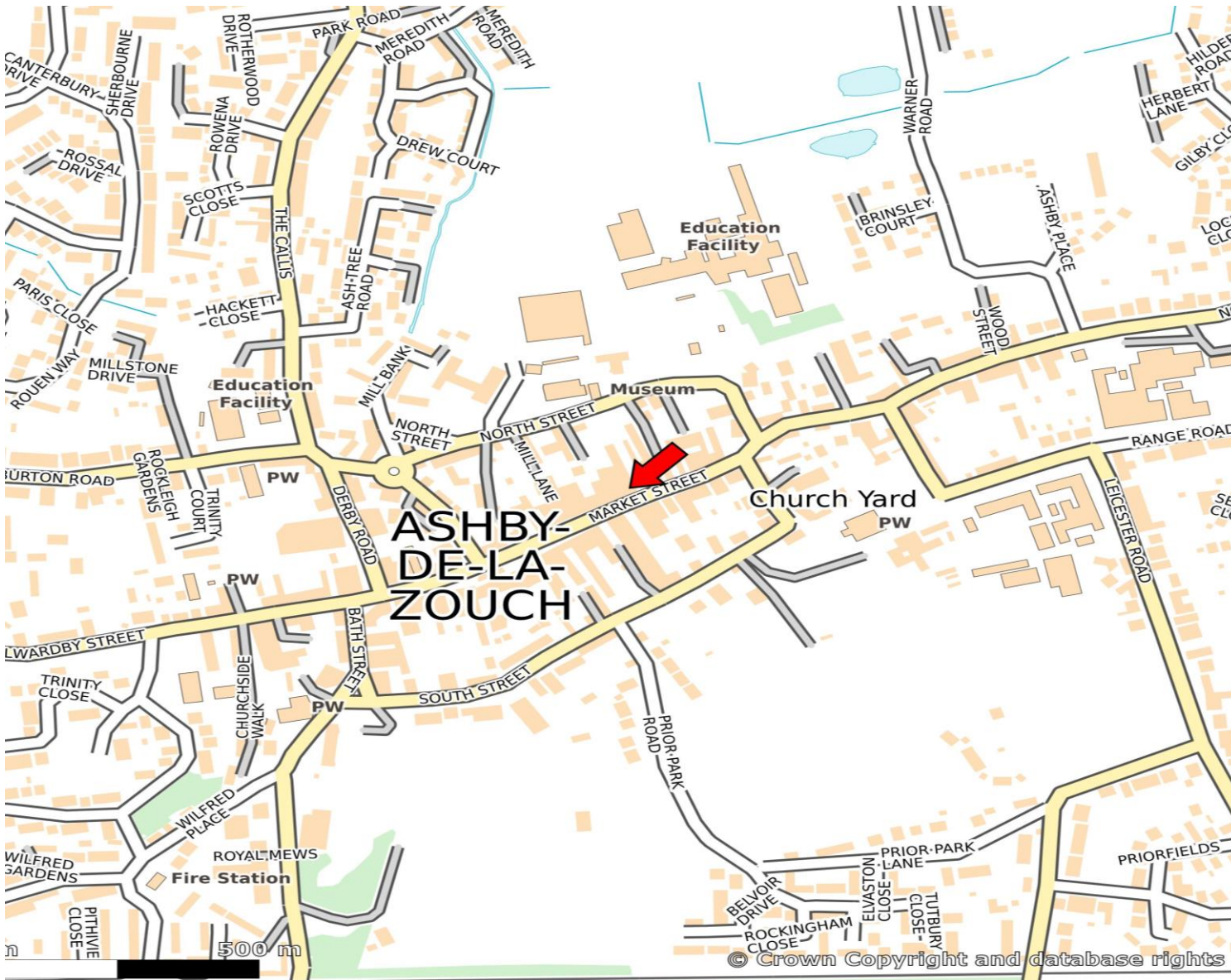
3318/19-120  
525031



184 Horninglow Street,  
Anson Court,  
Burton upon Trent, DE14 1NG

[salloway.com](http://salloway.com)





184 Horninglow Street,  
Anson Court,  
Burton upon Trent, DE14 1NG

[salloway.com](http://salloway.com)

**This brochure is intended to be a guide only so please read these important notes:**

Salloway Property Consultants for themselves and for vendors or lessors of the property whose agents they are, give notice that this brochure has been prepared only as a general guide to assist interested parties and no part of its content constitutes part of an offer or contract. No reference within this brochure should be relied upon as a statement or representation of fact and **intending purchasers or tenants must therefore satisfy themselves** by inspection or otherwise as to the correctness of each of them. No person in the employment of Salloway Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property. All rents, prices and charges are quoted exclusive of VAT. Plans are not to scale and are reproduced for identification purposes only and any site boundaries shown are indicative only. © Crown copyright – Licence No.

