

# TO LET

3 Derby Road, Ashby-De-La-Zouch,  
Leicestershire, LE65 2HF

SUBJECT TO VACANT POSSESSION



## Location

Ashby-de-la-Zouch is an attractive and historic market town in North West Leicestershire, situated approximately 13 miles south of Derby and 17 miles north-west of Leicester and well-known for its strong community feel, high-quality amenities and excellent transport links.

The town benefits from notable landmarks such as Ashby Castle, St Helen's Church and the Bath Grounds, alongside a thriving high street with a mix of national and independent retailers.

The property is located in a prominent position on Derby Road opposite the Co-op supermarket and large surface Pay & Display town centre car park.

## Description

The premises forms part of a larger prominent mixed-use building and comprises open plan restaurant accommodation at ground floor level with staff, kitchen and WC facilities at first floor. There is a DDA WC to the rear of the ground floor.

The property fronts Derby Road and has a wide, full-height glazed frontage offering excellent natural light and strong display potential. The property also benefits from an external seating area to the side of the building (as seen in the cover photo).

The property has a shared service road for deliveries and a dedicated bin store accessed via the rear of the building.

## Accommodation

Address	Sq M	Sq Ft
Ground Floor Restaurant Sales	131.27	1,413
Ground Floor Store & Washrooms	10.4	112
First Floor Ancillary & Store rooms	59.92	645
<b>Total</b>	<b>201.59</b>	<b>2,170</b>

**Rent**  
£35,000 Per Annum Exclusive

## Tenure

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed subject to 5 yearly upward only rent reviews.

## VAT

VAT is applicable.

## Business Rates

A Rateable Value of **£35,500**

## Legal Costs

Each party to be responsible for their own legal costs.

## EPC

A copy of the EPC is available upon request.

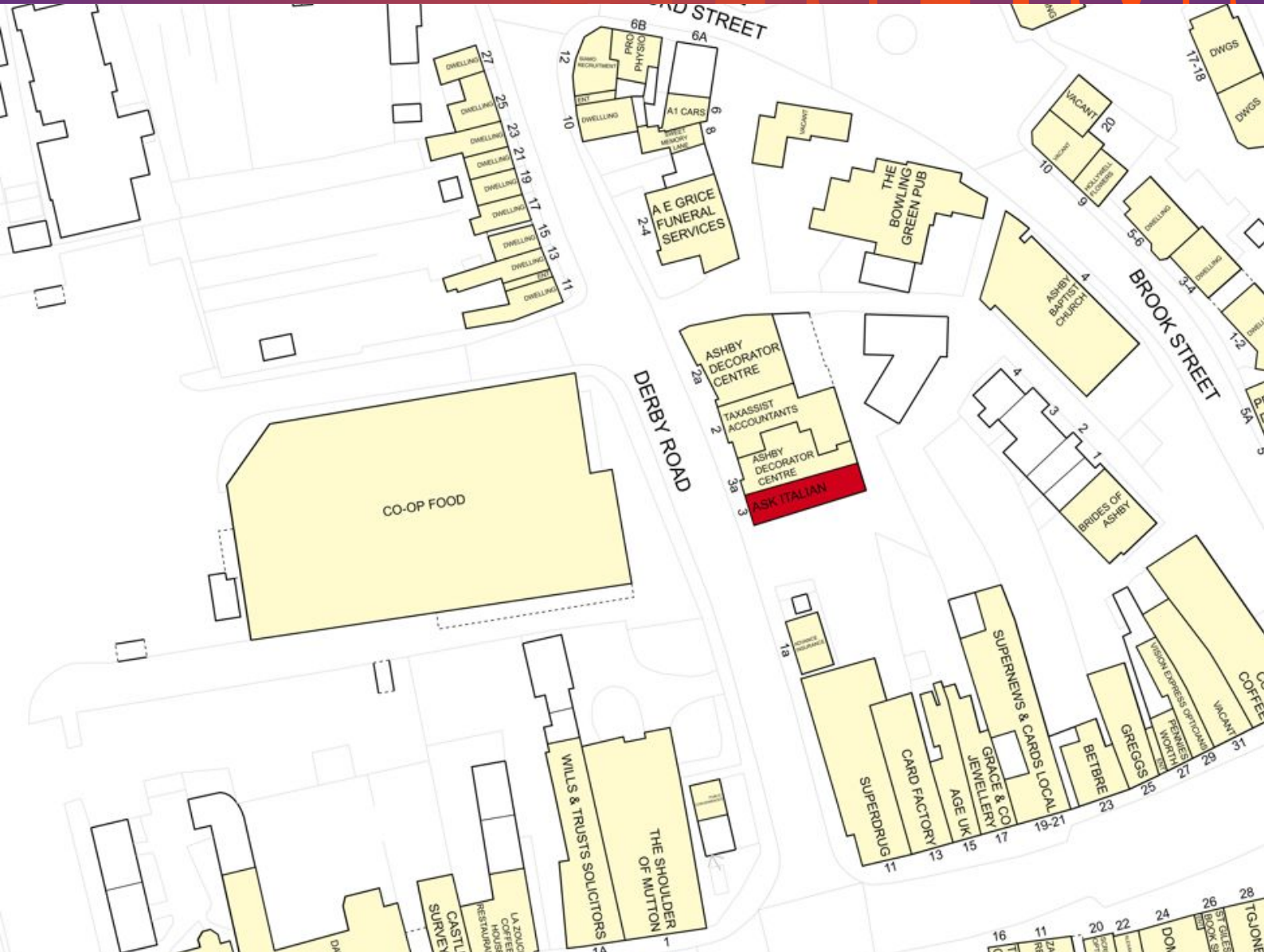
## Service Charge

The service charge for the premises is currently running at **£2,666 + VAT** per annum.

# TO LET

3 Derby Road, Ashby-De-La-Zouch,  
Leicestershire, LE65 2HF

SUBJECT TO VACANT POSSESSION



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property

Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Scott Robertson

07831 856 733

scott@creative-retail.co.uk

0121 400 0407  
creative-retail.co.uk

Creative Retail