

# TO LET

## TOWN CENTRE SELF-CONTAINED OFFICE SUITE

40A MARKET STREET  
ASHBY DE LA ZOUCH  
LEICESTERSHIRE  
LE65 1AN



- Prominent town centre location
- Fully refurbished to a high standard
- Approx 44.23 sqm (476 sqft)
- £8,000 per annum exclusive plus VAT



### Chartered Surveyors, Valuers and Commercial Property Consultants

Sturgis Snow and Astill for themselves and for the vendors or lessors of the property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract. (ii) no person in the employment of Sturgis Snow and Astill has any authority to make or give any representation or warranty whatsoever in relation to this property.

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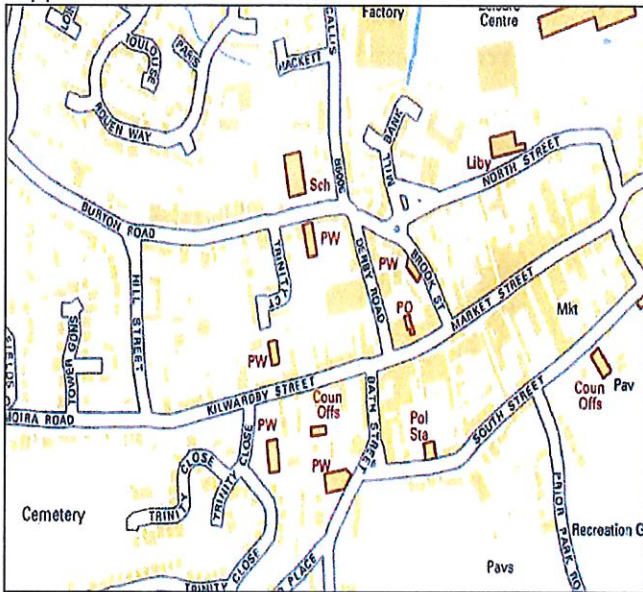
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## LOCATION

Market Street, Ashby comprises the centre of this affluent market town located between Junctions 12 and 13 of the A42, approximately 19 miles to the north-west of Leicester and 29 miles to the north-east of Birmingham.

The town has a population of approximately 13,000 but supports a much wider catchment area.



## DESCRIPTION

This fully refurbished town centre office suite has its own street access separate from the ground floor lock-up shop leading to offices on first and second floors with attic storage above.

It is arranged as follows:

### **First Floor**

Front office 15.46 sqm (166 sqft)  
Fitted kitchen 9.21 sqm (99 sqft)

### **Second Floor**

Front office 14.00 sqm (151 sqft)  
Side office 5.56 sqm (60 sqft)  
Toilet

## TENURE

The premises are offered to let on an effectively fully repairing and insuring lease for a term of years to be agreed.

## RATES

Rateable value: £2,850.

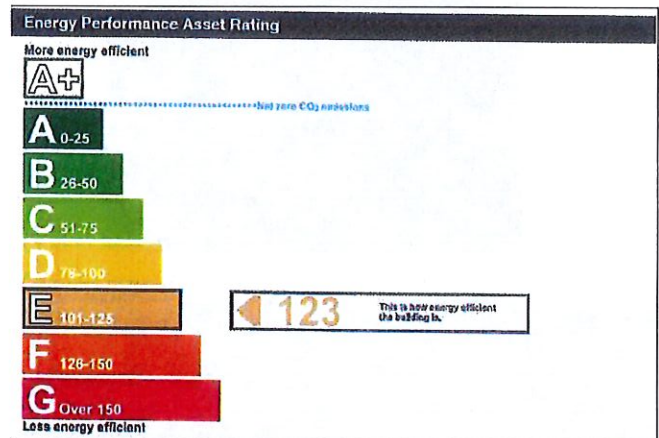
## SERVICES

The offices are connected to mains electricity and drainage.

## RENT

£8,000 per annum exclusive plus Vat.

## ENERGY PERFORMANCE CERTIFICATE



## LEGAL COSTS

Each party to bear its own legal costs.



## **VIEWING**

Strictly by arrangement with Sturgis Snow and Astill.

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REF: DGS

SUBJECT TO CONTRACT

## **MONEY LAUNDERING**

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification, i.e. passport, driving licence, etc., and also for proof of current address, i.e. recent utility bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## **HEALTH AND SAFETY**

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the premises.

## **PROPERTY MISDESCRIPTIONS ACT**

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following

All dimensions, distances and floor areas are approximate and are given for guidance purposes only.

Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.

Information on Rating Assessments and Town & Country Planning matters has been obtained by verbal enquiry only from the relevant Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/Lease.

All information on the availability of mains services is based upon information supplied to us by the endor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no test have been carried out prior to acquisition. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.

All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.

