

**MATHER
JAMIE**

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**42-48 Market Street
Ashby de la Zouch
Leics
LE65 1AU**

FOR SALE
Guide Price £1,050,000



Mixed Use Retail & Office Investment

768.77 sq m (8,275 sq ft)

42-48 Market Street, Ashby de la Zouch, Leics, LE65 1AU

PROPERTY SUMMARY

- Freehold, subject occupational leases
- Town centre premises with rear parking
- Total Net Internal Area 8,275 sq ft
- Site Area approximately 0.371 acres
- Mixed retail and office investment
- Ground Floor occupiers – Royal Mail and Coffee One
- Room for rental growth
- Current gross income on completion of 2nd floor lease renewal £84,500pa
- WAULT to expiry 6.18 years
- WAULT to break 3.72 years



TENANCY SCHEDULE

Property	Area (sq ft)	Tenant	Term	Start Date	Lease End	Rent (pa)	Rent (sq ft)	Break Date	Rent Review
42 Market Street	2,125	Royal Mail	10 years	25.7.19	24.7.29	£29,000	£13.65	N/A	N/A
44 Market Street	2,543	Coffee #1	10 years	9.12.24	8.12.34	£32,000	£12.58	9.12.30	9.12.29
1 st Floor, 42-48 Market Street	1,707	Vidal T/A Keith Hall Hair	5 years	14.7.22	13.7.27	£7,750	£4.54	N/A	N/A
2 nd Floor, 42-48 Market Street	1,899	District Enforcement	6 years	25.3.25	24.3.31	£15,750	£8.29	25.3.28	25.3.28

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LOCATION

The subject property occupies a prominent position in Ashby de la Zouch town centre, fronting Market Street with vehicle access and dedicated parking to the rear accessed via South Street, directly opposite a pedestrian crossing providing a good flow of footfall towards the premises from either side of the road.

Ashby de la Zouch is an attractive market town to the north-west of Leicester, approximately 1 mile to the west of Junction 13 of the A42/M42, with a population of around 16,500, being well-located for both the East and West Midlands.

The town centre benefits from a high percentage of independent retailers with nearby occupiers including Greggs, Birds, Costa Coffee, Nationwide, Timpson, Superdry, Domino's, WH Smith, Boots and DBS Managed Offices

The property is located approximately:

- 10 miles from East Midlands Airport
- 26 miles from Birmingham Airport
- 20 miles south of Nottingham
- 14 miles south of Derby
- 17 miles north-west of Leicester
- 28 miles north of Birmingham

what3words:
/// Market Street /// sharper.segmented.modules
South Street car park/// vibrates.closes.toasters



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DESCRIPTION

42-48 Market Street is a three-storey, purpose-built retail and office premises, with two self-contained retail units at ground floor both benefiting from rear access and parking, in particular the Royal Mail which has a dedicated rear yard, used as a sorting office.

The first and second floor office accommodation is accessed via a shared stairway.

42 Market Street (Royal Mail)

Retail premises currently used by the Royal Mail with rear parking for 8 cars.

44 Market Street (Coffee #1)

Retail premises over ground and first floors, previously a banking hall, now used as a coffee shop, benefiting from an office, staff room and WC, with parking to the rear for 6 cars.

1st Floor, 42-48 Market Street (Keith Hall Hair)

Former office space converted and used as a hair salon and treatment area with kitchen, WCs and parking for 2 cars.

2nd Floor, 42-48 Market Street (District Enforcement)

Office premises predominantly open plan with meeting room, kitchen and WCs plus parking for 4 cars.



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ACCOMMODATION

42 Market Street (Royal Mail)		
Ground Floor	158.9 sq m	1,710 sq ft
First Floor	38.57 sq m	415 sq ft
Total NIA		2,125 sq ft
44 Market Street (Coffee #1)		
Ground Floor	197.72 sq m	2,128 sq ft
First Floor	38.57 sq m	415 sq ft
Total NIA	236.29 sq m	2,543 sq ft
42-48 Market Street (Keith Hall Hair)		
First Floor	158.6 sq m	1,707 sq ft
42-48 Market Street (District Enforcement)		
Second Floor	176.43 sq m	1,899 sq ft
Total NIA	768.77 sq m	8,275 sq ft

TENURE

The property is available freehold, subject to the occupational leases.



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BUSINESS RATES

Local Authority: NW Leicestershire
Period: 2025/2026

Rateable Values:

42 Market Street (Royal Mail) - £28,500
44 Market Street (Coffee #1) - £35,000
1st Floor 42-48 Market Street (Keith Hall Hair) - £8,500
2nd Floor 42-48 Market Street (District Enforcement) - £9,700

PRICE

Guide Price **£1,050,000 (one million and fifty thousand pounds)**, reflecting an initial yield of approximately 7.5%, allowing for purchaser's costs of 6.5%.

VAT

VAT will be charged on the sale price.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.



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ENERGY PERFORMANCE CERTIFICATES (EPCs)

The property has Energy Performance Asset Ratings of:

Property	EPC Rating	EPC Expiry Date
42 Market Street (Royal Mail)	E – 115	26 June 2029
44 Market Street (Coffee #1)	B - 31	18 May 2035
1 st Floor 42-48 Market Street (Keith Hall Hair)	D – 80	26 June 2029
2 nd Floor 42-48 Market Street (District Enforcement)	E – 121	28 November 2032

PLANNING

We understand the premises have established use within Classes E / E1 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).



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Coffee #1



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Keith Hall Hair



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District Enforcement



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Royal Mail



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations