

FOR SALE

RETAIL INVESTMENT OPPORTUNITY

OFFERS OVER

£900,000

7,160 sq.ft

(665.1 sq.m)



M

11-13 MARKET STREET

Ashby-De-La-Zouch
Leicestershire
LE65 1AF

LCP
part of MCore

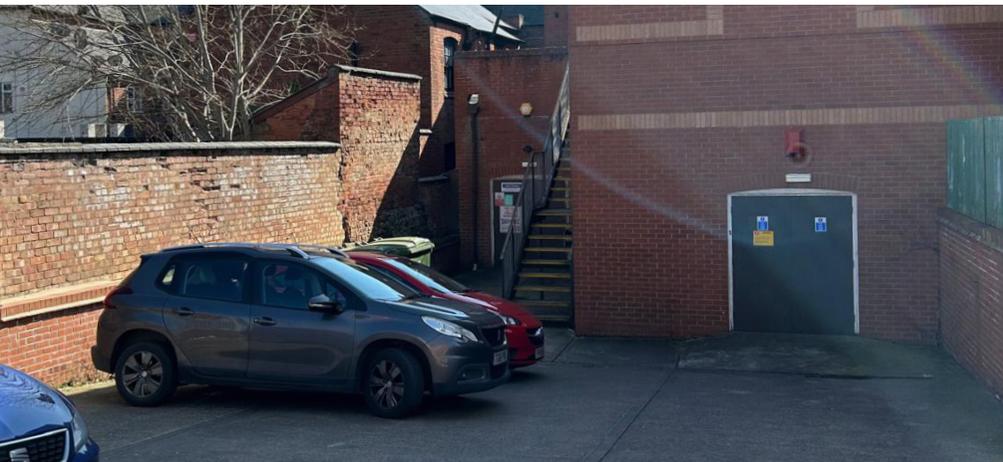
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11-13 MARKET STREET



LOCATION

This sale comprises of two modern adjoining retails units prominently located within Ashby-de-la-Zouch town centre.

AREAS

Unit 11-12	4,831 sq.ft	(448.8 sq.m)
Unit 13	2,328 sq.ft	(216.2 sq.m)
TOTAL	7,160 sq.ft	(665.1 sq.m)

TENANCY SCHEDULE

Unit	Occupied/ Vacant	Start Date	Term (Yrs)	End Date	Rent (£)	Area (Sq.ft)	Comments
11-12	Superdrug	02-11-22	5	01-11-27	£39,250	4,831	Break Option: Year 3
13	Card Factory	22-01-22	6.2	24-03-28	£28,500	2,328	Break Option: Year 4

PRICE

Offers over £900,000

TENURE

Freehold

ENERGY PERFORMANCE

Unit 11-12: D

Unit 13: B

Further information available upon request

LEGAL COSTS

Each party is responsible for their own legal costs



11-13 MARKET STREET



Viewing

Strictly via prior appointment with the appointed agent

LCP.

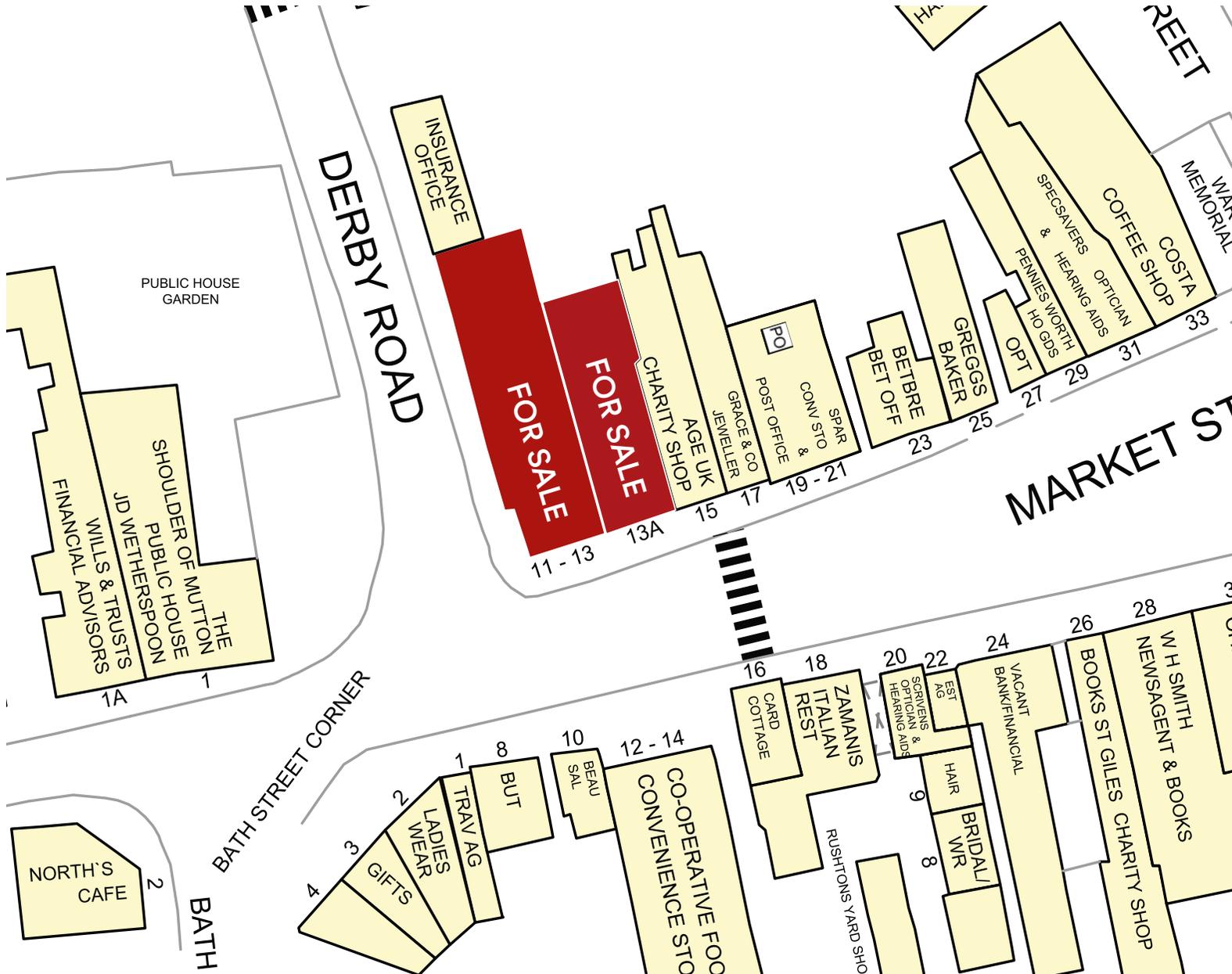
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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.