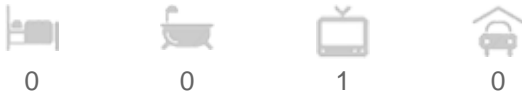


To Let - Market Street, Ashby De La Zouch / £1,400.00 PCM / Ref: 000002063



- NEW TO MARKET A retail unit
- £14
- EER - B

- Operates A long-established café .
- 000 p.a.x. plus vat
- Size: 48.40m2 / 521.00ft2

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NEW TO MARKET A retail unit which is currently being operated as a long-established cafe.

Size: 48.40m² / 521.00ft²

Rent: 14,000 p.a.x.

plus vat

Size approximately 48.50 sq m / 521 sq ft (net internal).

Internal frontage approximately 4m (13'), maximum depth approximately 12.75m (42').

Parking facilities on Market Street and car parks on North and South Street.

Energy performance certificate B

Lease Terms

The premises are available on a new, full repairing and insuring lease at a rent of 14,000 per annum exclusive

References...

The landlord will require 4 references from interested parties to include bank account and 2 trader references.

Legal costs...

Each party is responsible for the landlord's reasonable 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.

VIEWING Via fish2let 01530 411900

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property.

If any points are particularly relevant to your interest in the property please ask for further information.

Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise.

Tenants must rely on their own enquiries or those which can be performed by their appointed advisers.

These particulars are set out as a general outline only for the guidance of intending tenants and do not constitute part of an offer or contract.

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