

# 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

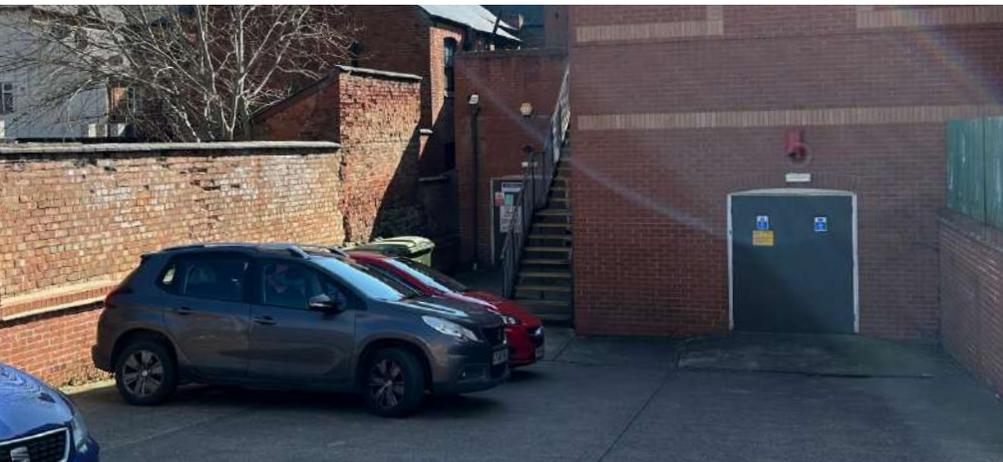
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[searchlcp.co.uk](http://searchlcp.co.uk)





# 11-13 MARKET STREET



## LOCATION

This sale comprises of two modern adjoining retail 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)
<b>TOTAL</b>	<b>7,160 sq.ft</b>	<b>(665.1 sq.m)</b>

## 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

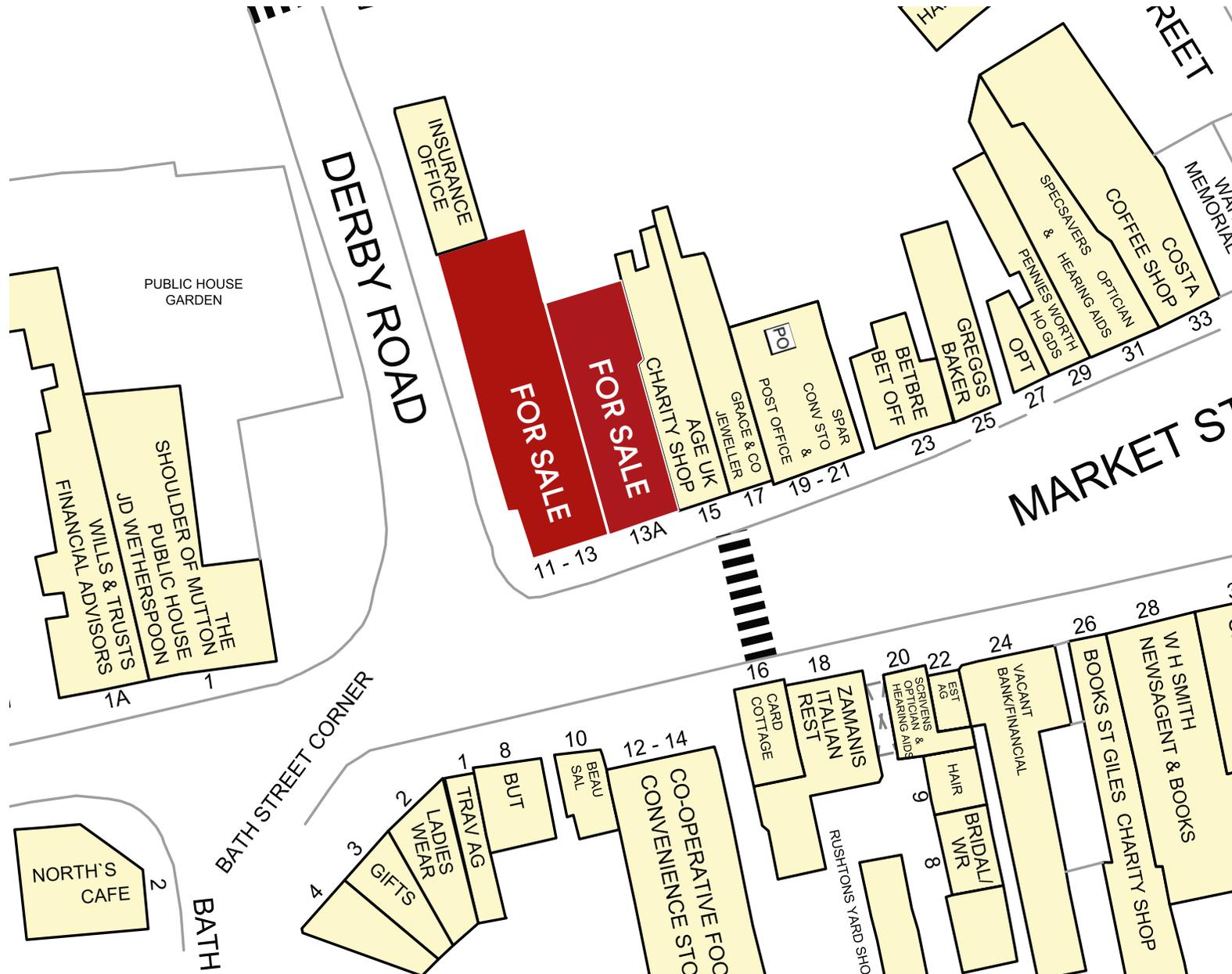
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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving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