

RETAIL

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TO LET (MAY SELL)

9, DERBY ROAD, ASHBY-DE-LA-ZOUCH
LE65 2HF

GROUND FLOOR: 1,752.22 SQ M (18,861 SQ FT)

+ PARKING FOR 122 CARS

** SPLITS MAY BE CONSIDERED **

LOCATION

Ashby-De-La-Zouch is busy historic market town with a population of c.16,500 ** in Leicestershire close to its' border with Derbyshire and situated on the A42, providing easy access to Tamworth 14 miles southwest and Nottingham 23 miles to the southeast and to the M42 and the wider national motorway network.

The premises front Derby Road, opposite Ask Pizza and Tax Assist, close to it's junction with Market Street where well known occupiers include Superdrug, The Co-Op, Card Factory, Boots, The Post Office, Specsavers and Costa Coffee.

**[Ashby de la Zouch Town Council](#)

CONTACT

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IMPORTANT INFORMATION

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DESCRIPTION

Understood to have been constructed as a purpose built supermarket in the late 1980s, The Co-Operative Group has recently ceased trading at the end of their lease.

The property is understood to be a single storey, steel frame structure with brick cavity wall infills. Roof construction is a mixture of single ply membrane-covered flat roof to the centre of the building, with clay tile-covered pitched roofs to the building perimeter

Arranged as a supermarket with sales area at the front and ancillary, staff, storage and offices at the rear. A large surface level car park arranged as 122 spaces and servicing is to the rear, accessed from Derby Road and egressed via Kilwardby Street. The parking is managed and income producing.

The total site area is approximately 0.82 hectares (2.03 acres).

ACCOMMODATION

The approximate net internal floor areas are:

Ground floor sales: 1,190.20 sq m (12,811 sq ft)

Ancillary storage, Offices, Staff 562.02 sq m (6,050 sq ft)

Surface levels parking and servicing at the rear.

Consideration would be given to splitting the premises.

LEASE

A new effective full repairing and insuring lease for a term to be agreed, incorporating 5 yearly upward only rent reviews.

RENT

£225,000 per annum exclusive.

Income available from car park. More details on application.

FREEHOLD

Whilst not the preference, consideration will be given to a freehold sale, where offers are invited.

PLANNING

It is understood that the premises benefit from an E Class planning consent allowing for uses to include retail, offices, cafe/restaurant and some medical uses amongst others. Any interested party is advised to ensure that planning exists for their intended use and landlord approval will be required for all uses.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £219,000 (from 1st April 2026)

Interested parties are advised to satisfy themselves that the above assessment is correct by referring to: <https://www.gov.uk/find-business-rates>

EPC

An updated certificate is being commissioned.

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

SANCTION & ANTI-MONEY LAUNDERING CHECKS

Carter Jonas is required to carry out sanction and AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be required to supply photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

VIEWING & FURTHER INFORMATION

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Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial

SUBJECT TO CONTRACT JANUARY 2026

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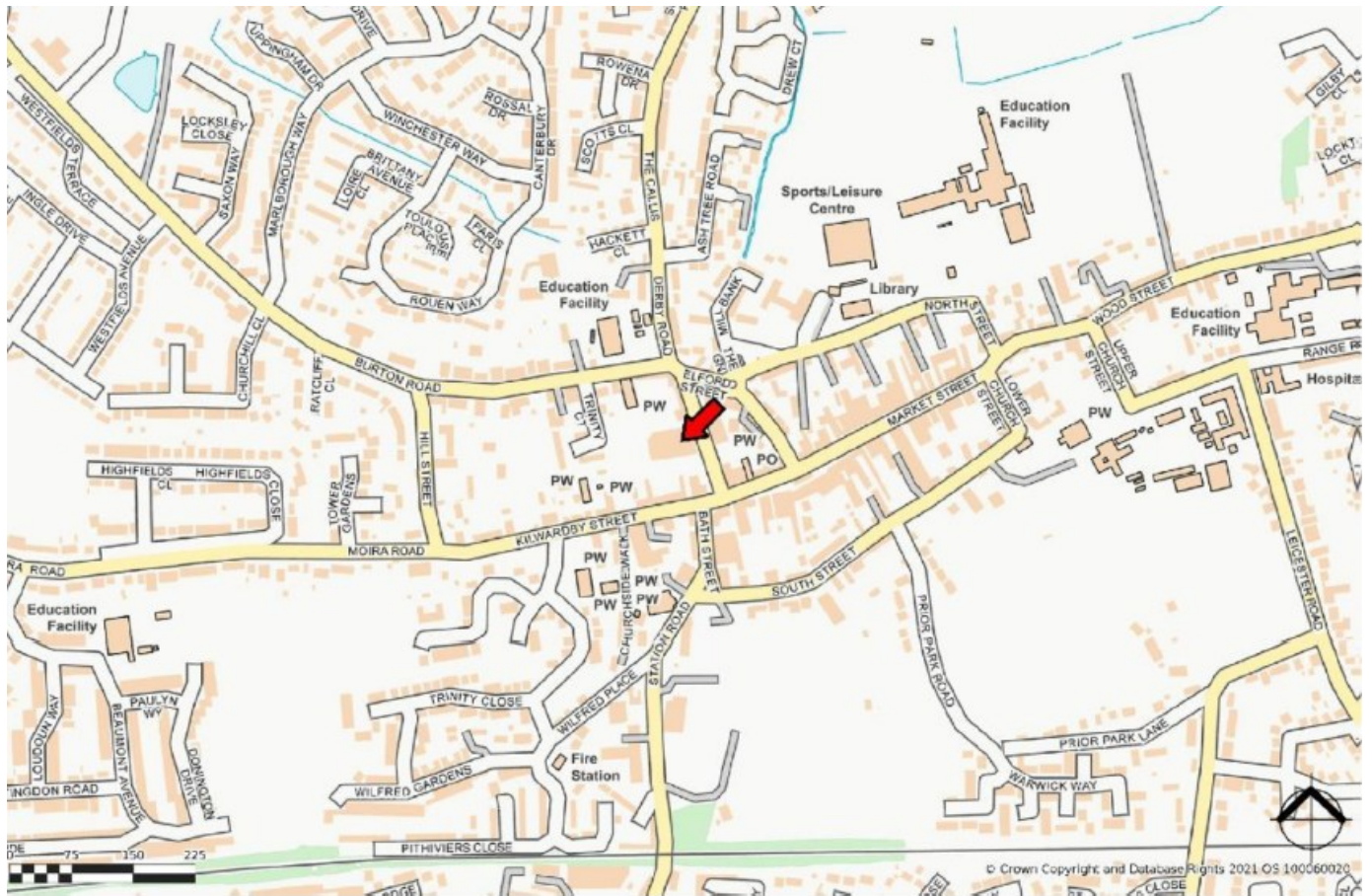
Rear of store and Parking



Rear Loading



Egress from car park onto Kilwardby Street





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