

Lot 32, 54 Market Street, Ashby-De-La-Zouch,

Leicestershire LE65 1BB

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Bank Investment	
- Wholly let to Cash Access UK Limited on a new 10 year lease (subject to option) - Approx. 244.50 sq. m. (2,631 sq. ft.) arranged over basement and ground floors - Prominent position in town centre - Situated within the Ashby-de-la-Zouch Conservation Area - Nearby occupiers include Nationwide, Betfred, Superdrug, Boots Opticians (adjacent), Specsavers, Vision Express, Greggs, Domino's and Costa Coffee - Not elected for VAT	
Lot 32	Auction 29th October 2026
Rent £31,000 per Annum Exclusive	Status Available
Sector Freehold Bank Investment	Auction Venue Live Streamed Auction
On Behalf of NatWest Bank	

Location

Miles	18 miles north-west of Leicester, 22 miles south-west of Nottingham, 23 miles south of Derby, 30 miles north-east of Birmingham
Roads	A42, A511, A512, M42 and M1
Rail	Burton-on-Trent Railway Station
Air	East Midlands Airport, Birmingham Airport

Situation

The property is situated within the Ashby-de-la-Zouch Conservation Area in a prime trading position on Market Street, the principal retail throughfare in the town centre. The property also benefits from being close by to Ashby Town Hall and Market. Nearby occupiers include Nationwide, Betfred, Superdrug, Boots Opticians (adjacent), Specsavers, Vision Express, Greggs, Domino's and Costa Coffee and a range of local businesses.

Tenure

Freehold.

EPC

Band C.

Description

The property comprises a single-storey former bank with an ATM room on the ground floor with ancillary accommodation in the basement, together with a rear courtyard accessed via Lamb Inn Yard.

The property also includes an on-site electricity substation.

VAT

Not Elected for VAT

Note

This sale is conditional and is subject to confirmation by the Seller. Please see further details within the Special Conditions of Sale.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq. m.	Floor Areas Approx sq. ft.	Tenant	Term	Rent p.a.x.	Rent Review
Basement Ground	Ancillary Retail	13.50 231.00	(145) (2,486)	CASH ACCESS UK LIMITED (t/a Cash Access) (1)	10 years from 03/08/2026 (2)	£31,000	03/08/2031
Total		244.50	(2,631)			£31,000	

N.B. The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(1) Cash Access UK is a non-profit organisation funded by major UK banks to provide access to cash and banking services in local communities and currently have 237 banking hubs and over 140 deposit services open across the country. For the year ending 31st December 2025, Cash Access UK Limited reported a total Turnover of £83,088,903, Pre-Tax profits of £19,175,649 and Net Assets of £40,372,918 (Source: Cash Access UK Limited Full Accounts as published at Companies House on 24/09/2026) (<https://www.cashaccess.co.uk/>).

(2) The lease provides for a Tenant option to determine on 03/08/2031.

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2026