



MELTON MOWBRAY

WILTON LODGE, WILTON ROAD, LE13 0UJ

TO LET

£14,950pa

Prominent two storey town centre offices of approximately 1,400 square feet.

- Private parking area for 8 cars
- The premises are situated within the town centre fronting busy circulatory route around the town.
- Melton Mowbray is 15 miles north east of Leicester and 25 miles south east of Nottingham
- Ideal for service sector, professional or hospitality uses, falling within new Class E.
- Available on relocation of Shouler & Son after 25 years occupation

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
 Land & Estate Agents, Valuers & Auctioneers

TOWN CENTRE OFFICES WITH PARKING



LOCATION: Melton Mowbray is a largely agricultural based historical market town situated approximately 15 miles north east of Leicester and 25 miles south east of Nottingham with a current town population of around 24,000 and a loyal shopping catchment of about 45,000. In addition the town is a popular tourist centre with weekly Cattle and Farmers Markets as well as a traditional open street market. Major employers include, Mars UK, Pera and Samworth Brothers.

The premises are situated within the town centre fronting Wilton Road, a main circulatory route around the town. Adjacent national occupiers are Barclays Bank, Wetherspoons, Iceland Frozen Foods, Boyes Department Store and TSB Bank in the same parade.

Viewing Highly Recommended

ACCOMMODATION

The property offers approximately 1,400 square feet of square feet of pleasant and bright office accommodation over two floors within a detached building with its own parking, being nicely located close to the town centre. It also benefits from a further 200 square feet of external stores. The offices have carpets to all office rooms, a gas fired central heating throughout. The property sits in a prominent roadside location astride a busy junction and offers scope for a variety of alternative service sector or hospitality uses as well as professional office use, most of which fall within the new Commercial and Business Service use class E use under permitted development. The premises are brought to the market for the first time in 25 years following the relocation of Shouler & Son to their Kings Road headquarters.

NET INTERNAL AREA

OFFICES: 1,388.7 SQ FT (129 SQ M) EXTERNAL STORES: 200 SQ FT (18.59 SQ M)

EXTERNAL BUILT FRONT

28.18 FT (8.59 M) with two large display windows to front plus RETURN FRONTAGE: 26 FT (7.92 M) with two box bay windows to side

INTERNAL SHOP FRONTS

11.6 ft (3.53 m) plus 8.3 ft (2.52m) including wheelchair accessible door and ramp from car park.

INTERNAL SHOP WIDTH

26.26FT (8M)

MAIN RECEPTION OFFICE

(392.7 SQ FT) plus (187 SQ FT)

An L-shaped open plan room with smart corporate

style carpeting throughout, network cabling, CAT II light boxes and LED spot lighting. Lobby to: Understairs cupboard.

PRIVATE OFFICE/MEETING ROOM

(139 SQ FT)

with built-in store cupboards and box bay window. Stairs to FIRST FLOOR and door to side:

ANCILLARY

MALE & FEMALE W.C.

KITCHEN: (86 sq ft) with window to rear, fitted with sink unit, worksurface, shelving, vinyl flooring and store cupboard with combi boiler.

OFFICE 1

(205 SQ FT)

Fitted with secondary glazing to front and side. T8 fluorescent lighting.

OFFICE 2

(151 SQ FT)

Window to front and side, secondary glazed to front, T8 fluorescent lighting.

OFFICE 3

(153 SQ FT)

Landing to rear office fitted with T8 fluorescent lighting.

EXTERNAL STORES

(200 SQ FT) A range of three brick built rendered external buildings provides additional storage potential.

OUTSIDE

Gravel carpark for approximately 8 cars to the side and rear of the property.



TERMS

RENT:	£14,950 Per annum, in advance, exclusive of business rates.
TERMS:	A tenants internal and shop front repairing and insuring lease is offered for a term of three years or more.
SERVICES:	Mains electricity, gas, water and drainage
VIEWINGS:	Strictly by appointment with Shouler & Son.
EPC:	This property has an Energy Performance Efficiency Rating Band D. Ref 0260-1822-4225-3975-2373 A full copy of the EPC is available at : https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0260-1822-4225-3975-2373
VAT:	VAT is not payable on the rents.
RATEABLE VALUE:	£10,250. We understand that small business rate relief may be applicable to the rateable value. However all interested parties should make their own enquiries to the local authority to check the rate applicable to them



County Chambers
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