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58 SHERRARD STREET  
MELTON MOWBRAY, LE13 1XJ

To-Let £5,000 per annum  
Recently Refurbished

# Reduced to:£5,000 per annum.

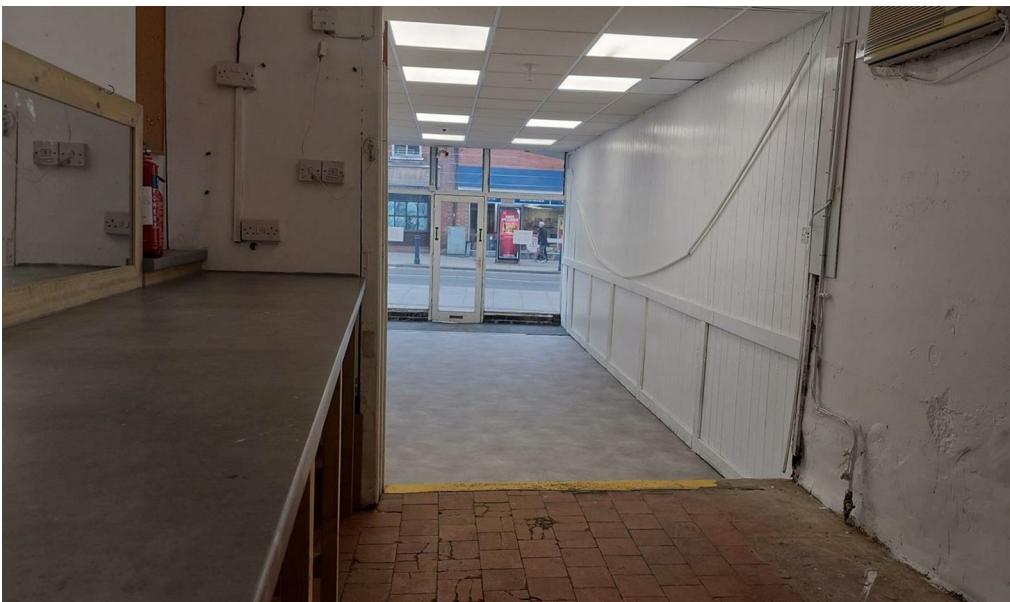
## Boutique Shop in Historic Melton Mowbray Town Centre

The property is nicely positioned on one of the main shopping streets within the town's Conservation Area. This traditional retail premises has traded as a well-respected florist shop for almost 70 years and is available for an enterprising new tenant to set up a New Business.

Fitted with a part-vented louvered glass front and air conditioning.

### **NEW FLOORING FITTED, PAINTED AND ALL SHOP FITTINGS REMOVED**

Located on a main thoroughfare through the town, the property sits in a part of the street where the pavement widens, near to a busy pedestrian crossing with a public parking bay close by. Nearby traders include Morrisons, McDonalds, United Carpets, Domino Pizza, William Hill, Peacocks, Specsavers and Poundland.



The shop comprises a lower sales area with concrete floor having Flotex floor covering, tongue and groove slat-walling with display shelving and suspended ceiling with CAT II recessed lighting and wipe clean covers.

Two steps rising to the rear sales/workroom area with Fujitsu Air conditioning unit, fluorescent lighting and some original quarry tiles in part, the rest being exposed concrete. There is a Belfast sink and tap.

**Wash Lobby** with basin, hot water heater. **W.C.**

**Outside:** Use of a shared side alley gives access to a side door into rear of shop (currently blocked-up). An 18ft wide pavement to the front of the property, may offer an opportunity for additional display standing, subject to an annual pavement licence.

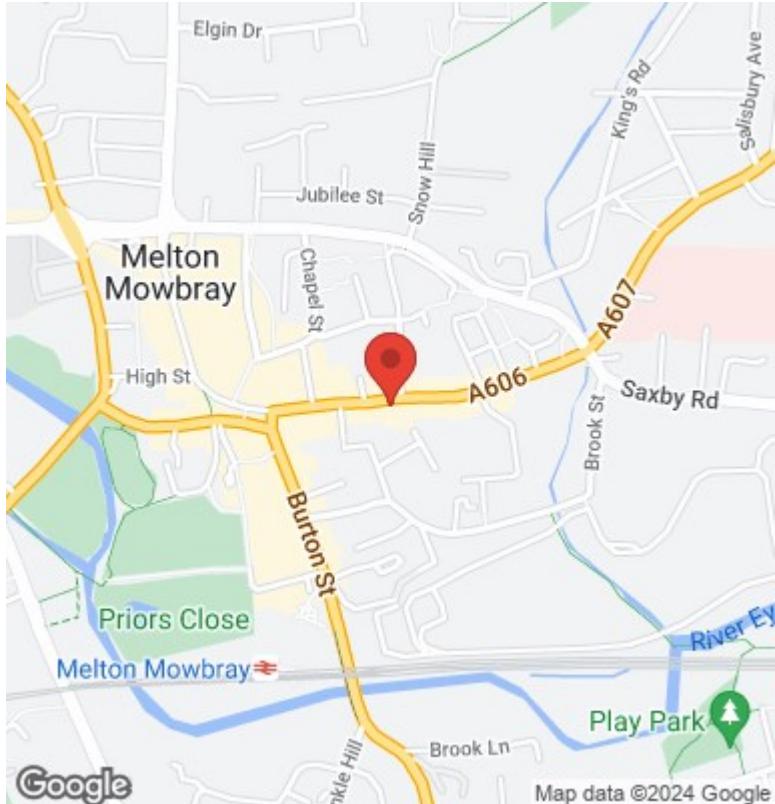
**Net Internal Area:** 479 sq ft (44.54 sq m)

**Shop Depth:** 53.7 ft (16.4m)

**Shop Width:** 15.2 ft (4.6m) including side passage and sign over.

**Front Width:** 11ft narrowing to 5.3 ft at the rear.





, Kings Road,  
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**VIEWING:** Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, LE13 1QJ Tel:- (01664) 560181

**TERMS:** A new tenant's internal repairing tenancy agreement is offered for a term of 3 years or more.

**VAT:** VAT is not currently payable on the rent.

**SERVICES:** Mains electricity, water and drainage are connected. The service installations have not been tested by the agents so prospective tenants should make their own enquiries as to the suitability for their intended use.

**RATEABLE VALUE:** £5,828

**EPC:** This building has an Energy Performance Asset Rating Band D. Ref: 9556-3009-0685-0990-5195

The full EPC is available on request and is downloadable from:  
<https://www.ndepcregister.com/>

**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Proposed
Very energy efficient - clear running costs			
12-100	A		
100-80	B		
80-60	C		
60-40	D		
40-20	E		
20-10	F		
10-0	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	