



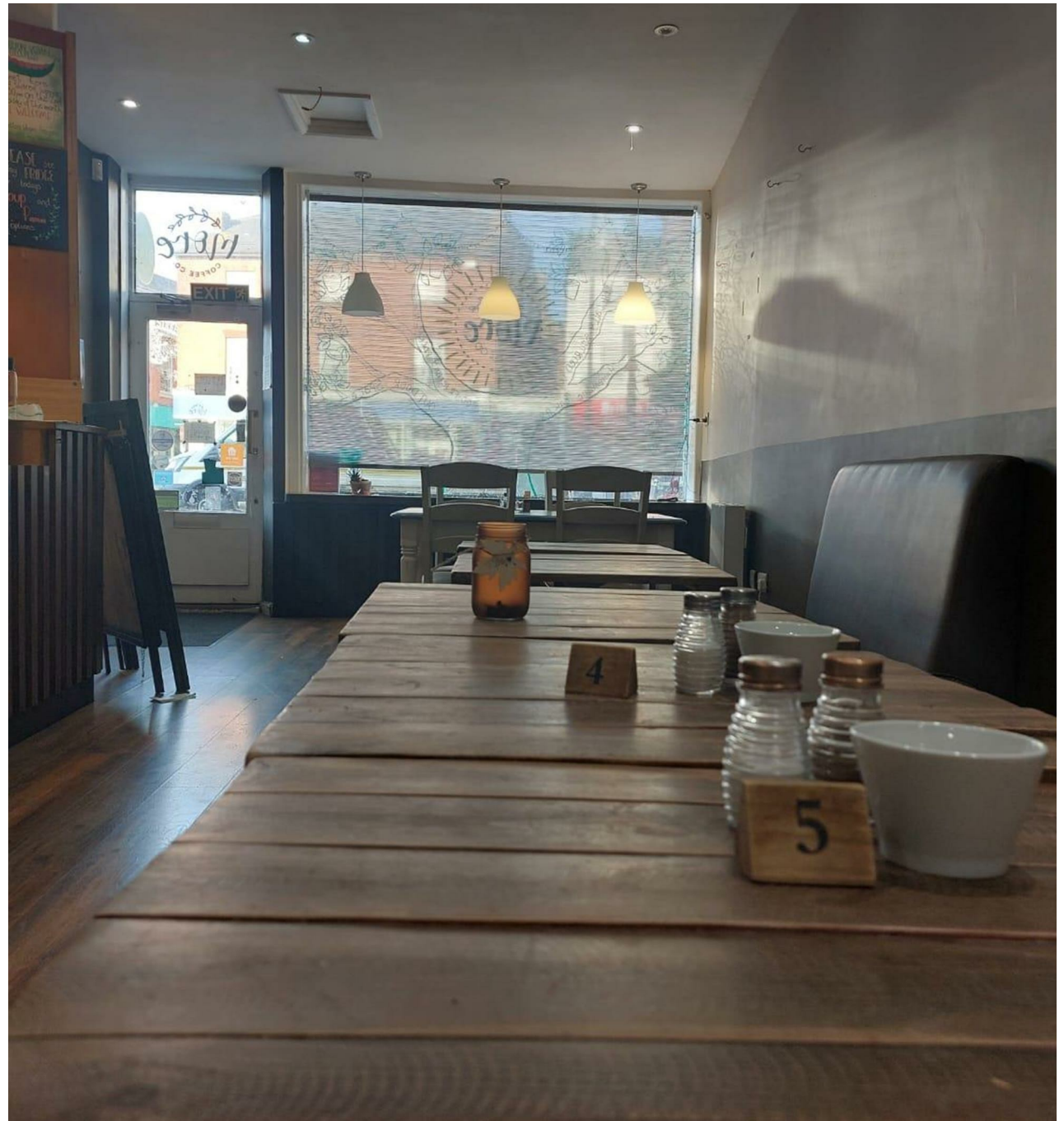
Coffee Shop To Let
16 Market Place, Melton Mowbray LE13 1XD
£12,000 per annum

**16 Market Place
Melton Mowbray
Leicestershire
LE13 1XD**

Centrally located period shop facing onto the market square in the centre of Melton Mowbray. Currently a well established coffee shop with rear garden/yard area with seating and providing access through to Church Street.

The building itself is a Grade II listed property, dating back to the late 18th century. Its façade is rendered with period architectural details, such as sash windows with boxed frames and remnants of an original shopfront. It forms part of a historically significant group of buildings in the area

Melton Mowbray, often referred to as the "Rural Capital of Food," is renowned for its rich culinary heritage, particularly as the birthplace of the Melton Mowbray pork pie and Stilton.





- Accommodation -
- Build frontage: 18' 6
- Shop Width: 17' 6" Shop Depth: 45' 0" Ground Floor Sales: 684 sq ft
- WC and Wash Lobby
- Internal Rear Store: 150 sq ft
- External Store: 126 sq ft
- Rear yard with access to Church Street
- Includes Commercial Kitchen with equipment; oven; fridge/freezer; microwave
- Suprema Coffee machine maybe available to purchase

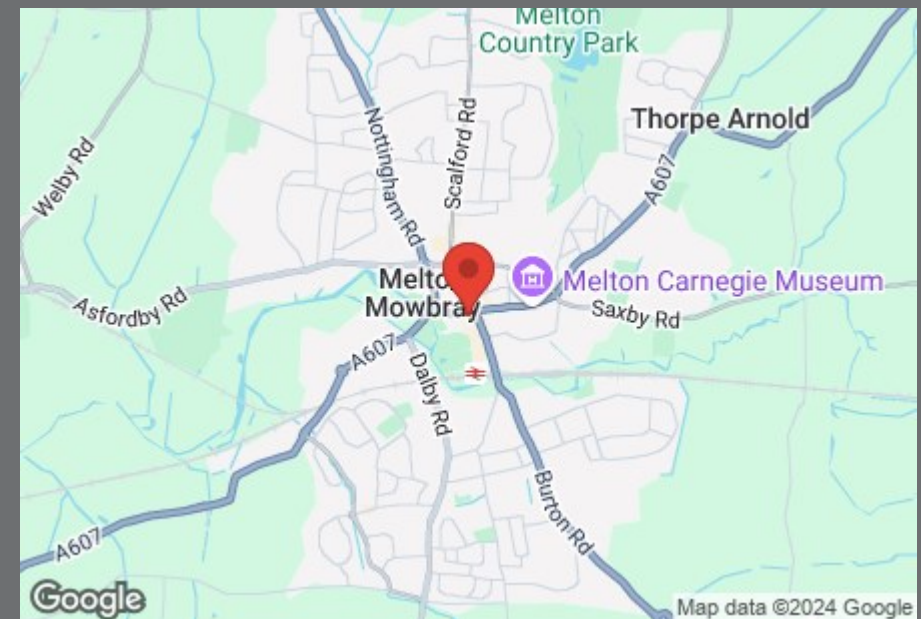


GENERAL INFORMATION VIEWING: Strictly by appointment with Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TERMS: Minimum of 3 years on a Repairing and Insuring Agreement to include shop front, doors and windows

SERVICES: Mains electricity, water and drainage.

BUSINESS RATES: Business Rates exempt



home.last.kinds



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Melton Mowbray, Leicestershire LE13 1QF

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