



MELTON MOWBRAY, LE13 1XY  
8 BOWLEY COURT

To Let £5,500 per annum

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers



## ACCOMMODATION

A purpose built easy-to-manage central shop of approximately 280 sq ft located within an established shopping court running between Sherrard Street and Windsor Street.

Occupied most recently by independent childrens Clothing line - Luna Rayn, these premises would suit a variety of retail uses. Other traders in the court include jewellers, Rieki healing, hairdressers, beauticians, cafe, tattoo studio, and delicatessen/Cheese shop.

Bowley Court is a small shopping court supporting a variety of local retailers and nearby multiples including Peacocks, Cex, SpecSavers, Dominos, Wm Hill and Morrisons. This purpose built easy-to-manage central shop is brought to the market after Luna Rayn vacated in April 2022. The property is well situated overlooking the middle of the court benefiting from extensive bronze aluminium display windows. Other traders in the court include hairdressers, beauticians, jewellers, cafe, tattoo studio, delicatessen, and Raiki (a form of energy healing and therapy) . These affordable premises would suit a variety of retail uses.

- Shopping court location
- Kitchen and WC facilities
- Security system







## GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF [Tel:- 01664 560181](tel:01664560181)



**TERMS:** A new tenancy is offered for a term of three years, with tenant responsible for insurance costs and all repairs apart from the roof.

**SERVICES:** Mains electricity, water and drainage.

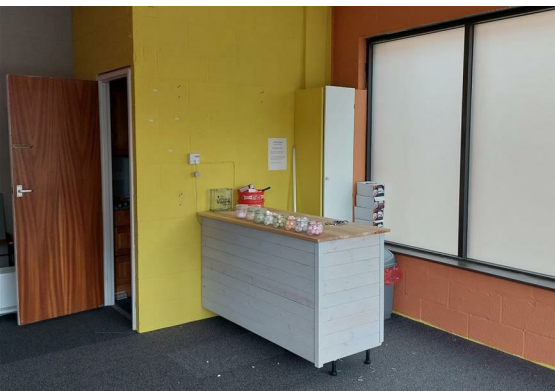
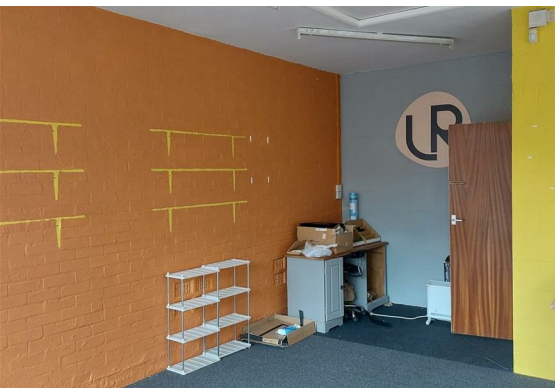
**RATEABLE VALUE:** To be separately assessed on occupation but estimated around £4,600.

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

**EPC:** This building has an Energy Performance Asset Rating Band D

The full EPC available on request and downloadable

from: <https://www.ndepcregister.com/>.







County Chambers, Kings Road, Melton Mowbray  
LE13 1QF

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

Energy Efficiency Rating		
Not energy efficient - lower rating code	Good	Passed
102-149 <b>A</b>		
81-101 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
49-54 <b>E</b>		
45-48 <b>F</b>		
35-44 <b>G</b>		
Not energy efficient - higher rating code		
England & Wales		
EU Directive 2002/91/EC		