

Tel: 01664 563481

www.anthonya...



36 BURTON STREET

MELTON MOWBRAY, LE13 1AF

To-Let £8500 pa
Ground Floor Commercial Premises

Fantastic commercial premises in the Historic town of Melton Mowbray
Perfect location for many Commercial uses.
Office, Service Sector, Retail

Situated at the gateway to Melton Mowbray on a popular street at the entrance to the town. Positioned next to the Train-Station and Council Offices, nestled in amongst Shops and Takeaways, Hotels and Boutique Salons. Previously used by a popular Letting Agent, and has been so for 12 years, but have now relocated to a new premises within Melton Mowbray.

Ground floor Retail 320sq.ft Ground floor W/C and Kitchenette area. Large storage accessible via loft ladder.

Outside shared yard area. Access from the side of the property.

****Property has three stories and is optional to use the additional two stories if need for expansion.***



GENERAL INFORMATION

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

TERMS: A new tenant's internal repairing and insuring lease is offered at a rent of £8500 to * **£12,000**pa for a minimum term of 3 years. Other proposals will be considered.

VAT: We understand that 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: £4,500. but apply to Melton Borough Council for further information on Retail Discount (50%) or other relief which may apply for qualifying occupiers.

EPC: This building has an Energy Performance Asset Rating Band D. The full EPC available on request and downloadable from :<https://find-energy-certificate.service.gov.uk/energy-certificate/2530-5162-4048-9862-7152>



LOCATION



, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
e.danby@shoulers.co.uk

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

Energy Efficiency Rating	
Current	Potential
102-110 (A)	
81-101 (B)	
62-80 (C)	
43-61 (D)	
22-42 (E)	
9-21 (F)	
1-8 (G)	

Not energy efficient - register.rdg.gov.uk

England & Wales EU Directive 2002/91/EC