

5 LEICESTER STREET

MELTON MOWBRAY, LE13 0PP



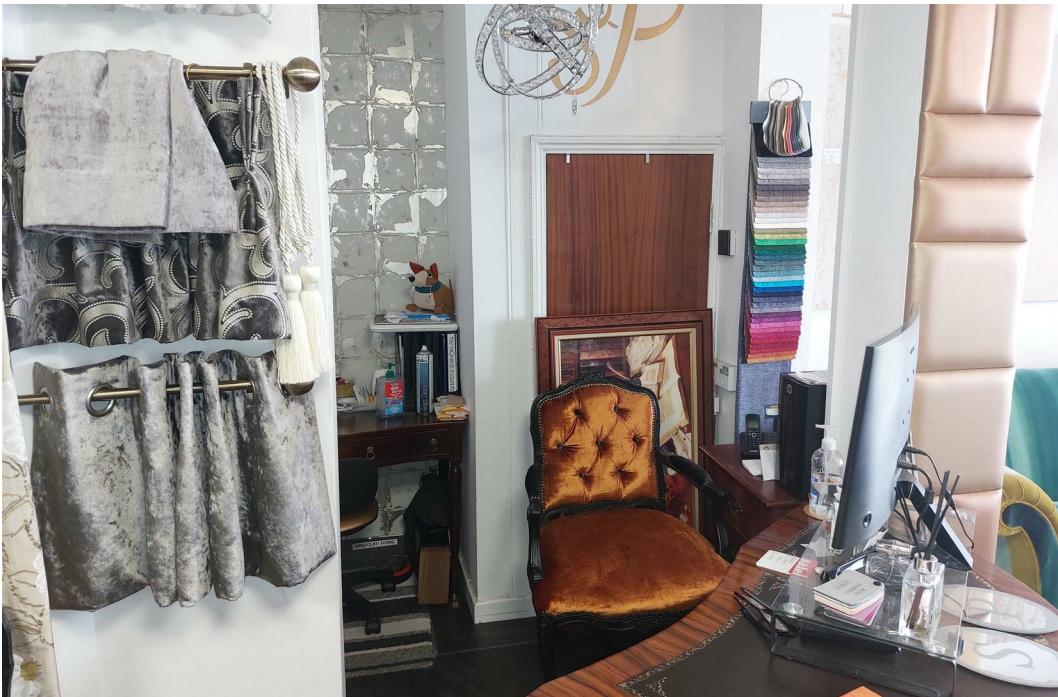
To-Let £7,000 per annum

FANTASTIC LOCATION IN THE HEART OF MELTON MOWBRAY

Receiving 1.9 million visitors a year

This attractive centrally located period shop, forms part of a recently renovated estate of Georgian properties close to the Market Place, belonging to Henry Storer's Charity of Melton. First time onto the market in over 8 years, this is an opportunity to trade from one of the town's more historical properties.

It would suit a variety of trades including the Service Sector, such as Health and Wellbeing, Health and Beauty & Massage or Financial Services and other use.



The sales area has Cat 2 lighting.
Current bookshop fittings may be
available by separate negotiation.

Built Frontage: 15' 8"

Front Shop Width: 14' 6"

Shop Depth: 56' 9"

Sales Area: 665 sq ft

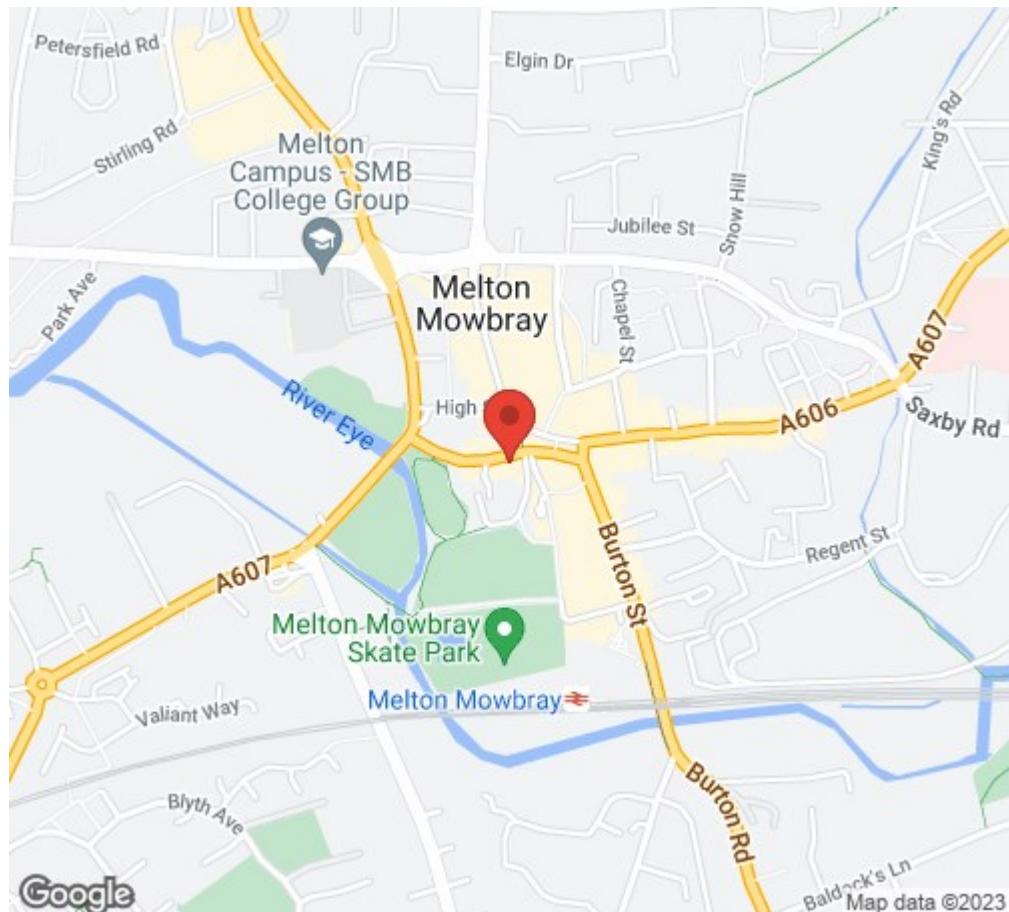
Front office/store: 28 sq ft

Rear Storeroom & Kitchen: 106 sq ft

W.C.

There is LED lighting to shop fascia
board and use of a hanging sign.





County Chamber, Kings Road
Melton Mowbray, Leicestershire
LE13 1QF

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Email: E.danby@shoulers.co.uk
Tel: 07498749773

Tel: 01664560181 - Shouler & Son
Tel: 01664786379 - Shouler Commercial
Mob: 07498749773 - Shouler Commercial
Contact: Edward J Danby

TENURE: Minimum of 3 years and no maximum term on a Fully Repairing and Insuring lease agreement.

SERVICES: Mains electricity, water and drainage. Tenant responsible for all outgoing utilities

BUSINESS RATES: Yet to be assessed. Lessee liable for annual rates, but Small Business rate relief will apply

EPC: Grade II listed building, so exempt from EPC rating.

VIEWING: Strictly by appointment with Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF.

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			
High A			
High B			
Medium C			
Medium D			
Medium E			
Medium F			
Very poor G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	