

**Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

**5 LEICESTER STREET**

MELTON MOWBRAY, LE13 0PP

**To-Let £7,000 per annum**



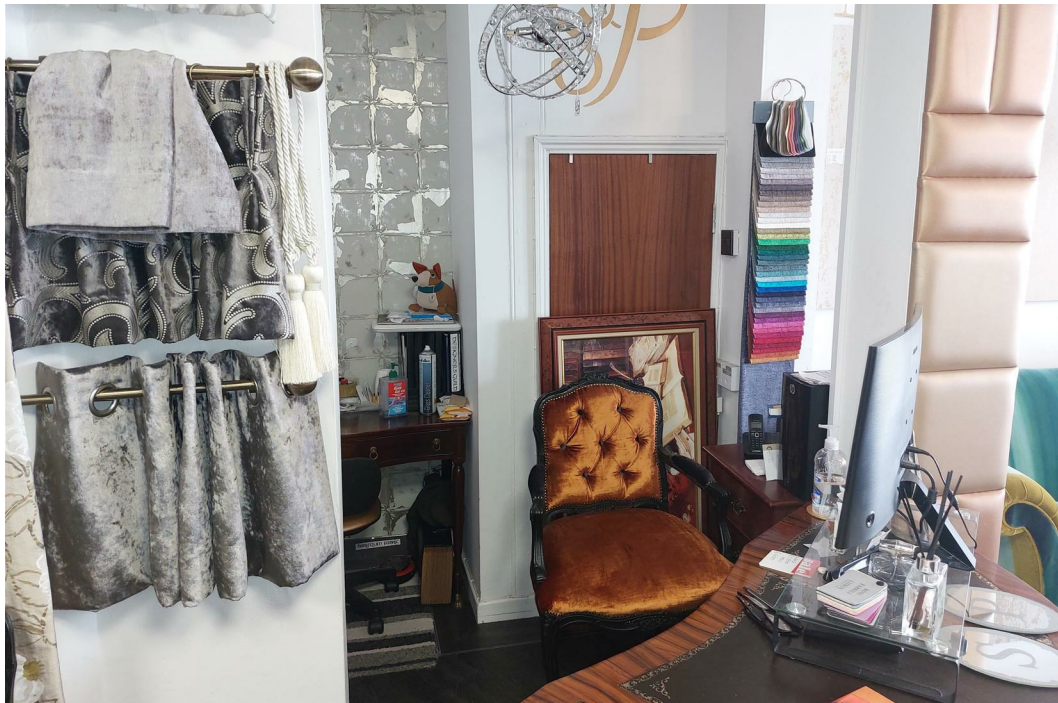


# FANTASTIC LOCATION IN THE HEART OF MELTON MOWBRAY

## 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"

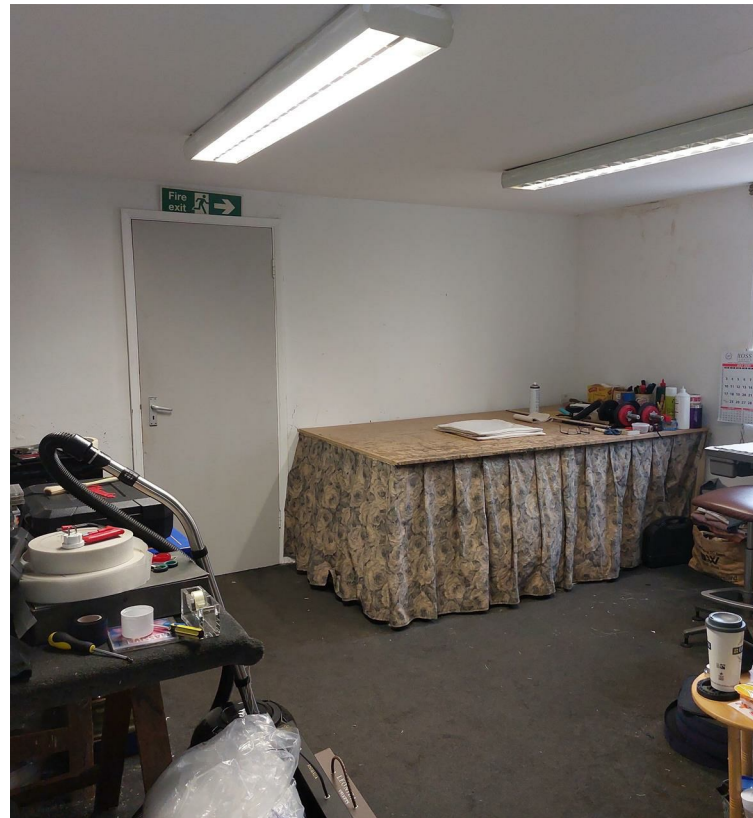
**Sales Area:** 665 sq ft

**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.





**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.

**Tel:01664560181- Shouler & Son**

**Tel:01664786379 - Shouler Commercial**

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**Contact: Edward J Danby**

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

