



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

4 BOWLEY COURT

MELTON MOWBRAY, LE13 1XY

£6,500 per annum

ACCOMMODATION

A purpose built easy-to-manage central shop of approximately 500 sq ft located within an established shopping court running between Sherrard Street and Windsor Street.

Also the possibility of renting and knocking through to the the adjoining 5 Bowley Court to create a Large Salon, Barbers , or large retail premises.

Occupied most recently as a second-hand bookstore, these premises would suit a variety of retail uses. Other traders in the court include jewellers, hairdressers, beauticians, cafe, tattoo studio, and delicatessen.

SHOP FRONT: 14' 3" with smart bronze aluminium display window.

FRONT SALES AREA: 404 sq ft

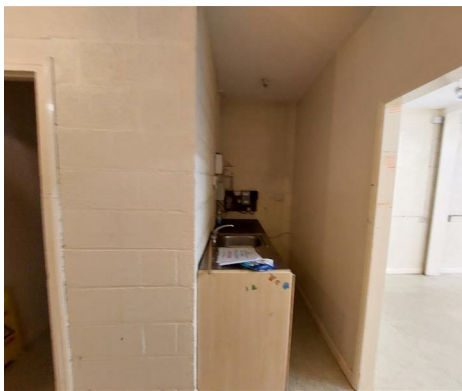
REAR STORE/STAFF ROOM: 96 sq ft with W.C.

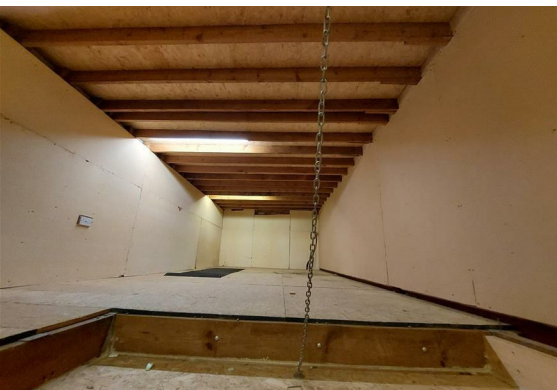
LOFT STORAGE extending over most of the sales area.

The unit has painted block walls, poured vinyl flooring throughout, storage heating and spot lighting. It is currently fitted with shelving for book displays which will be removed by the outgoing tenant.

A security alarm is fitted but not connected.

Occupied for the last 4 years by second-hand book dealers, these premises would suit a variety or retail uses. Other traders in the court include jewellers, opticians, cafe, delicatessen, clothier, and now jeweller/healing practitioner.





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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Tel: 01664 560181

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

Energy Efficiency Rating	
Band	Current
A	
B	
C	
D	
E	
F	
G	

For more information, visit www.gov.uk
 England & Wales EU Directive 2002/91/EC