



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

**MELTON MOWBRAY**  
5 BOWLEY COURT, LE13 1XY

**To Let £6,800 pa**

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.

As an alternative to the advertised shop, It has the ability to be adjoined with next door ( No.5 Bowley Court), which would extend the gross internal area to 1000sqft, giving two shop Sales Areas, two rear storage units/ break out areas/Kitchenettes, two shop accesses and storage above both shops, creating a sizable shop, Salon, Barbers or a number of other uses.



## ACCOMMODATION

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.

A purpose built easy-to-manage central shop occupied most recently by a Hair /Beauty Salon, the property is well situated in the middle of the court. Other traders in the court include , jewellers, cafe, tattoo studio, delicatessen and European Mini Market and bookshop. These affordable premises would suit a variety of retail uses.

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

**FRONT SALES AREA:** Shop, W.C and storage area 500 sq. ft.

**REAR STORE/STAFF ROOM:** W.C.

**LOFT STORAGE** extending over most of the



## GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel: 01664 560181

**TENURE:** A new full repairing and insuring tenancy agreement is offered for three years from October 2022. The landlord will be responsible for maintaining the roof.

**SERVICES:** Mains electricity, water and drainage are connected. The service installations and fittings have not been tested by the agents. Prospective tenants should make their own investigations as to their suitability to their intended use.

**RATEABLE VALUE:** £5,700. **Note:** New Tenant to contact Melton Borough Council for further information on Small Business Rate Relief and Retail Discount schemes which may apply for qualifying occupiers.

**EPC:** <https://find-energy-certificate.service.gov.uk/energy->

## LOCATION



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

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[commercial@shoulers.co.uk](mailto:commercial@shoulers.co.uk)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	