



4 SHERRARD STREET

MELTON MOWBRAY, LE13 1XJ

Fantastic Studio/Office 750sq.ft
£4,500 per annum
2ND FLOOR TO-LET

2ND FLOOR OFFICES OF APPROX 750SQ.FT

The offices are located above Middleton's estate agents and are well located in a corner position where this busy main shopping street meets Burton Street, within the town's Conservation Area. It offers a rare opportunity to lease affordable and manageable premises at the end of Sherrard Street, a short walk from the Market Place.

The accommodation comprises of 2nd Floor space of 5 rooms, step down W/C and wash room.

New LED Lighting, Aircon and Heating system

Most recently occupied by Coulter & Co accountants the space would suit similar service sector uses or alternative uses such as a photographic or design studio, yoga studio, beauty salon or general office use, subject to consents where required.





Bright and spacious second floor studio offices of about 750sq. ft. in total, conveniently located in an imposing Art Deco style building in the town centre with a commanding view towards the Market Place.

The accommodation adequately offers the opportunity for setting out both flexible and socially distanced workspace at an affordable price whilst being positioned centrally for visitor.



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

TERMS: A new tenancy is offered on a tenant's internal repairing and insuring basis for a term of years to be agreed.

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: Assessment not found. Enquire to Melton Council for further information on small business rate relief eligibility.

EPC: An Energy Performance Certificate has been ordered



LOCATION



, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
[www.e.danby@shoulers.co.uk](mailto:e.danby@shoulers.co.uk)

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

Energy Efficiency Rating		
	Current	Potential
122-147 A		
111-121 B		
92-110 C		
82-91 D		
65-81 E		
55-64 F		
35-54 G		
Not energy efficient - higher rating recommended		
England & Wales		EU Directive 2002/91/EC