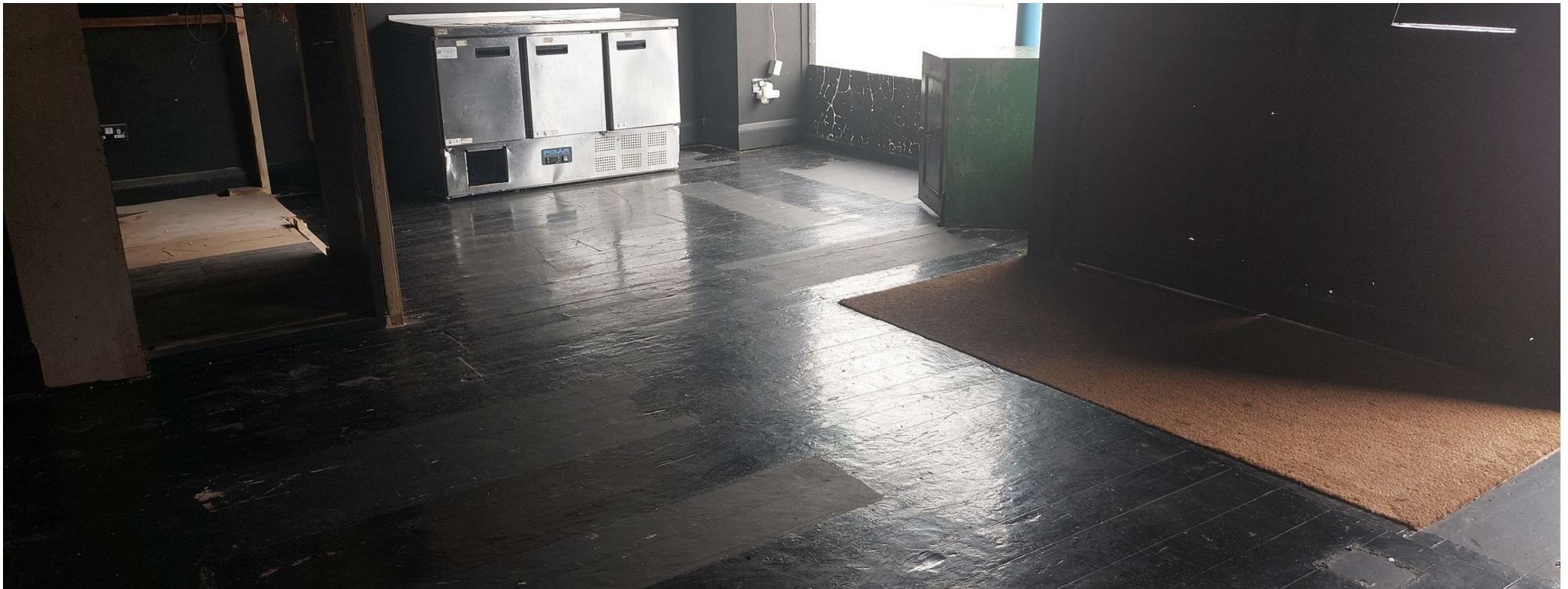


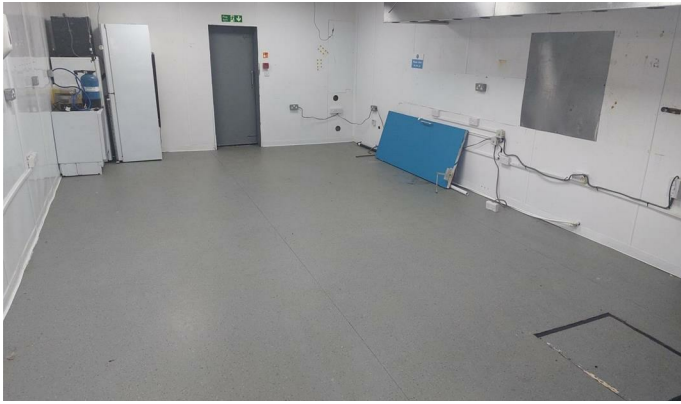


# Restaurant - Takeaway

## in prominent position in the Historic town of Melton Mowbray

A double fronted shop in a good central position on a busy non-pedestrianised street. Sited between William Hill and Domino's the shop benefits from c. 837 sq. ft. sales. Other neighbours include Morrisons, Poundland, Spec Savers, Peacocks, CEX, Montero Lounge and Lloyds Pharmacy.





A short walk from the Market Place within the town's Conservation Area the property offers spacious Cafe /Restaurant accommodation with a fully glazed arcaded entrance.

The shop has been occupied most recently as a licenced Bar and Eatery and is offered for either continued A1 retail use or alternative uses such as A3 (café/restaurant) and A5 (Takeaway).

**Built Front:** 24.26 ft (7.39m)

**Shop Front:** 22.15 ft (6.75m)

**Shop Width: Front:** 23.8 ft (7.25m)

**Rear:** 15.10 ft (4.6m)

**Shop Depth:** 44.6 ft (13.5m)



**Ground Floor Eatery/Bar Area (NIA):** 837.9 sq ft (77.84 sq m) Including Kitchen area, which has access to a rear outside entertaining/ seating area of 1000sq.ft

Fitted with original wood flooring, suspended ceilings, and a mix of fluorescent (T8) and recessed lighting. The shop is fitted with over door heaters to front and rear, fire detection system and security alarm, not tested by the agents.

**Stores/Wash Lobby:** 30 sq ft (2.79 sq m) hand basin and water heater.

## LOCATION



**VIEWING:** Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF

**Tel: 01664560181**

**TERMS:** A new tenant's internal repairing and insuring lease is offered at a rent of £16,000pa for a minimum term of 3 years. Other proposals will be considered. **All rental incentives available.**

**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:** £14,500. <https://www.tax.service.gov.uk/business-rates-find/valuations/start/8124986000>

Thereafter apply to Melton Borough Council for further information on Retail Discount (50%) or other relief which may apply for qualifying occupiers.

**EPC:** This building has an Energy Performance Asset Rating Band D. Until 2030

The full EPC available on request and downloadable from:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0870-0130-3412-3096-1006>

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

**Tel: 01664 560181**

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

Direct Dial : 01664786379

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

Energy Efficiency Rating	
Current	Potential
100-110 A	
81-100 B	
61-80 C	
41-60 D	
21-40 E	
1-20 F	
1-10 G	

England & Wales EU Directive 2002/91/EC