



7 MILL STREET

MELTON MOWBRAY, LE13 1AY

Established Hair Salon TO-LET
£5,500 per annum

Town Centre established Hair-Salon

A great opportunity to take over this fantastic property due to retirement

Ground floor retail or service premises with extensive space, on a side road off Burton Street and near a public car park.

The premises consists of Main entrance/ Salon with two back basin hair washing units, Client hair style mirrors , leading to second Salon room with Client hair style mirrors. The ground floor incorporates Customer W/C , Shower Room, tenant Kitchen and a sizeable office.





ACCOMODATION AND TERMS

Principal Salon: 5.5 metres by 5.6 metres

Secondary Salon: 5.4metres by 5.5 metres

Office Space: 3.5metres by 3.6 metres

W.C

SHOWER ROOM

BREAK OUT KITCHEN

Term: Minimal 3 Year term IRI Agreement

Services: Electricity by sub-meter. Water and Independent intruder alarm.

Agreement Fee: £250plus VAT

Viewing: Apply to Shouler & Son

County Chamber, Kings Road, Melton Mowbray
Leicestershire,

I F13 1OF

LOCATION



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

Tel: 01664 560181

www.shoulers.co.uk
ed.danby@shoulers.co.uk

Tel : 01664560181

All Salon equipment can be left in situ for the next tenant, in agreement with the Lessee.

Which includes:

- Salon Backwash hair basins x2
- Mirrors
- Seating
- Lighting

But can also be kitted out from scratch and open to all Business uses

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - clear running costs			
12-101	A		
100-81	B		
80-61	C		
60-41	D		
40-21	E		
20-10	F		
10-1	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	