



5 MARKET PLACE

MELTON MOWBRAY, LE13 1XD

To Let £11,000 per annum

ACCOMMODATION

A Market Place shop with traditional dual frontages, the main being north facing onto the prime pedestrian area of the Market Place with a south facing secondary frontage to the rear sharing an entrance with the flat above.

The shop makes a perfect "takeaway" having traded for many years as Gracie's take away sandwich bar and is available with many of the trade fittings to be included in the letting if required. The premises would also suit alternative A1 retail uses or A2 uses under permitted development.

Neighbouring occupiers include W H Smith, Greggs and Cardzone, with Caff  Nero, Holland & Barrett, Pizza Express, Dorothy Perkins, Boots the Chemist and Clarks also in the vicinity.

Net Internal Area: 409sq ft (38sq m)

Sales Area: 369sq ft (34.3sq m)

Fittings include: a range of work surfaces, base units and stainless steel sink and hand wash basin, air conditioning unit, extractor hood, ceramic tiled floor and walls, stainless steel shelving and over door fan heater.

Frontage: 15.4ft (4.7m)

Front Depth: 18.5ft (5.6m)

Rear Frontage: 14.4ft (4.4m)

Rear Depth: 14.4ft (4.4m)

Stairs to:

Cellar: The outgoing tenant made use of part of this space to house freezers and refrigerators.

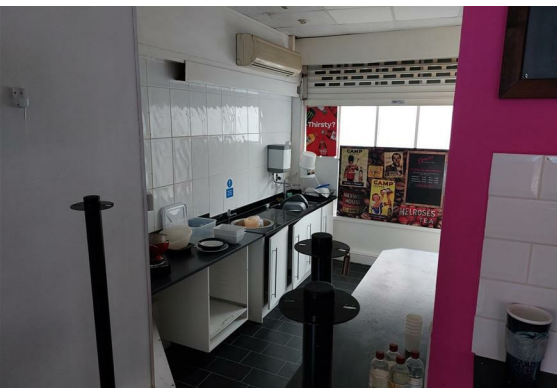
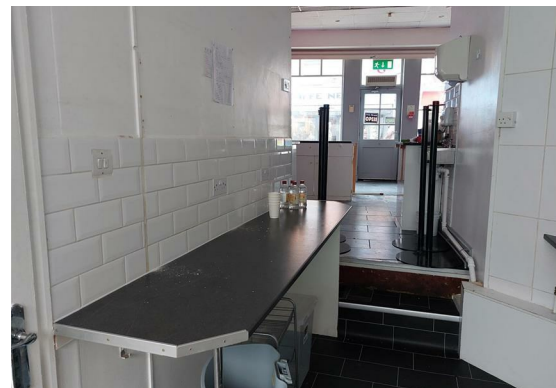
First Floor: Access by shared staircase to:

W.C

Store cupboard

Store room/Ancillary: 40sq ft (3.7sq m) approx.





GENERAL INFORMATION

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

TERMS: The shop is available by way of a new tenant's full repairing and insuring lease for a term of 5 years. Other proposals may be considered.

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: £11,750. Please check with Melton Borough Council for further information on Small Business Rate Relief and Retail Discount schemes which may apply for qualifying occupiers.

[Summary valuation - Valuation Office Agency - GOV.UK \(tax.service.gov.uk\)](https://www.gov.uk/valuation-office-agency)

EPC: This building has an Energy Performance Asset Rating Band E. Ref: 0840-0734-7699-9797-1006

The full EPC available on request and downloadable from:

<https://www.ndepcregister.com/>

LOCATION

Melton Mowbray is a thriving historic market town offering good shopping and leisure opportunities serving a population of 25,000 with a retail catchment of approximately double this figure. Melton has a predominantly agricultural base and hosting weekly cattle and farmers markets as well as stall markets three times a week. It lies approximately 15 miles north east of Leicester (A607), 20 miles south of Nottingham (A606) and 16 miles south west of Grantham (A607) and the A1.



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

