

Melton Mowbray 49 a Nottingham Street 787 sq ft A1, A3 or A5 Shop To Let

A newly refurbished well-proportioned shop sited in a pedestrianised street running between Market Place and the Cattle Market trading area. Neighbouring trades include M & Co, Dickinson & Morris, Wilkinson Stores, Argos and Partners.

Front Width: 22'3"

Depth: 40 ft

Sales Area: 787 sq ft

Side barrow access leading directly to staircase within shop so that the residential parts on the upper floor can be fully separated.

Services: Mains, electricity, water and drainage.

EPC: The shop is offered as unconditioned space, and no energy performance certificate will be commissioned. An EPC is available for the maisonette.

Rateable Value: £11,250 (2010 list) An upstairs store of 120 sq ft is included in this assessment, but is excluded from the premises offered, so a lower rateable value may be assessed

Terms: A new full repairing and insuring lease (or equivalent) is offer for 15 years at a commencing rent of £18,000, with 3 yearly reviews.

Postcode: LE13 1NN

Viewing: Apply to Shouler & Son, 1 Wilton Road, Melton Mowbray (01664) 410166

