

Melton Mowbray 35 Sherrard Street Shop To Let

A well-proportioned shop on a non-pedestrianised main thoroughfare between Market Place and Morrisons supermarket. The street has recently been improved with new York stone flags and street furniture, and twice weekly stall markets are held there.

The shop is south facing, on the busier side of the street, enjoying additional pedestrian flow between Pharmacy Walk and Bowley Court. The shop last traded as Harwayes Lingerie and is carpeted and fitted appropriately for a fashion retailer.



Built Frontage: 17' 4"

Shop Front : 16' 6"

Shop Width: 17' 0"

Shop Depth: 45'

Sales Area: 666 sq ft

Storeroom: 90 sq ft

Wash lobby & wc. Rear emergency exit to Bowley Court.

Services: Mains electricity, water and drainage. The shop is offered unconditioned and no Energy Performance Certificate will be produced.

Rateable Value: £14,000

Tenure: The property is offered on a new 10 year equivalent full repairing and insuring lease at £12,600 a year. VAT is not currently payable on the rent. Other proposals will be considered.

Postcode: LE13 1XH

Viewing: Apply to Shouler & Son, Wilton Lodge, Wilton Road, Melton Mowbray Tel: 01664 410166

County Chambers, Kings Road, Melton Mowbray, LE13 1QF
(01664) 560181 commercial@shoulers.co.uk www.shoulers.co.uk

You should verify the information on these particulars before entering into any contract to take the property