

Melton Mowbray 43 Burton Street

Excellent Shop in Prestige Position – 1,572 sq ft
£18,500 a year

A large ground floor lock up shop of regular proportions in an attractive listed Georgian building, on a main street within Melton's compact town centre.

The shop has traded for many years as an off-licence and the position, with street parking and nearby railway station, and proposed council offices, lends itself to convenience retailing or high class showrooms for larger goods. The shop has a level floor, rear-loading and private parking.

Shop Front: 33'6"

Shop Width: 31 ft

Shop Depth: 52 ft

Sales Area: 1,515 sq ft

Kitchenette: 21 sq ft, & wc

Rear access through carriage arch, two parking spaces.

Services: Mains electricity with 3-phase capability, water and drainage. The air-conditioning units are not expected to be taken over by an incoming tenant, therefore the premises are offered unconditioned and no EPC is provided.

Rateable Value: £11,000 (2010 list)

Tenure: A new full repairing and insuring lease is offered based on a 15 year term with a commencing rent of £18,500 a year.

Postcode: LE13 1AF

Viewing: Apply to Agents, Shouler & Son, 1 Wilton Rd, Melton Mowbray T: 01664 410166



County Chambers, Kings Road, Melton Mowbray, LE13 1QF
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You should verify the information on these particulars before entering into any contract to take the property