

Melton Mowbray 13 Market Place Central Shop or Cafe £9,000 a year

A small central bow-fronted shop, with a deep shop floor of much character, which has traded recently as a cafe but formerly as a jewellers.

The shop overlooks the market square and lies next to Gamesworld and opposite Thomas Cook.

Built Frontage: 11'2"

Shop Width: 10'9"

Shop Depth: 43'7"

Sales Area: 440 sq ft

WC, kitchenette & storeroom.

Services: Mains gas, mains electricity, water and drainage. The one radiator is disconnected and the property is offered unconditioned and therefore exempt from the requirement for an Energy Performance Certificate.

Rateable Value: £3,600 (2010 list)

Planning: Permission from Melton Borough Council (04/0717) was given for use as a coffee shop/deli, but general A3 use was excluded.

Terms: A new internal repairing and insuring lease is offered for three years or longer.

VAT: VAT is not currently payable on the rent.

Postcode: LE13 1XD

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



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