

Melton Mowbray

23a Pate Road

Modern Trade Counter & Office Premises – 2,000 sq ft

£8,800 a year

An end of terrace industrial unit built seven years ago on Leicester Road Industrial Estate. The premises are offered on flexible terms and could be divided if required.

Net Internal Ground Floor Area: 980 sq ft

The ground floor is accessed by double entrance doors to lobby, trade counter, warehouse, disabled wc and understairs store. There are security roller shutters to front and rear and security tag alarm system.

Net Internal First Floor Area: 1,020 sq ft

The first floor accommodation is approached by a staircase at the front of the building and comprises general office and two demountably partitioned private offices, sink recess, wc and wash lobby. It has electric storage heating and the windows have security bars.

Outside: 3 car parking spaces

Services: Mains electricity, shared mains water (tenant pays a proportion), mains drainage.

EPC: An Energy Performance Certificate is available at www.ndepcregister.com, ref: 0094-7846-0030-0100-3003.

Terms: A new internal repairing and insuring lease is offered for a minimum of two years. The incoming tenant will pay the cost of preparing the agreement.

Rateable Value: £10,000

VAT: The rent is not subject to VAT.

Postcode: LE13 0RG

Viewing: Apply through Shouler & Son, 1 Wilton Road, Melton Mowbray LE13 0UJ 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