

## Melton Mowbray

19 Burton Street

**Double Fronted Lock-Up Shop To Let**  
**£7,500 a year**

A shop of character, part of Crawford House, a Regency hunting box in the heart of Melton's elegant conservation area, but also on a busy main street approach to the retail centre around Market Place, which would suit a quality specialist retailer. Trade in the street is expected to be enhanced by the new Council Offices under construction.



**Built Frontage:** 31'6"

**Shop Width:** 30 ft

**Shop Depth:** 21 ft in bays

**Sales Area:** 520 sq ft

**Rear Storage, Kitchen (60 sq ft) & WC**

**Services:** Mains electricity, water and drainage. An Energy Performance Certificate is available at [www.ndepcregister.com](http://www.ndepcregister.com), ref: 0170-0730-1249-4226-0006.

**Rateable Value:** £6,600

**Terms:** A new three year tenancy agreement is offered with the tenant responsible for internal repairs and doors and windows.

**VAT:** The rent is currently exempt from VAT.

**Planning:** The property is listed Grade II.

**Postcode:** LE13 1AE

**Viewing:** Apply to Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Tel: 01664 410166

County Chambers, Kings Road, Melton Mowbray, LE13 1QF  
(01664) 560181 [commercial@shoulers.co.uk](mailto:commercial@shoulers.co.uk) [www.shoulers.co.uk](http://www.shoulers.co.uk)

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