

## Melton Mowbray St Mary's Chambers, 16 Church Street **Central Consultation Suite of Offices** To Let

A suite of ground floor offices built round the ancient town bread oven, converted in the 1980's, newly refurbished and carpeted, and never before offered on the open market. The suite comprises reception, general office, three consulting rooms, secure store, two wc's, sink lobby and attic store.

**Net Internal Ground Floor Area:** 600 sq ft

**Services:** Mains electricity, water and drainage. Storage heating.

**EPC:** An Energy Performance Certificate is available at [www.ndepcregister.com](http://www.ndepcregister.com), ref: 0998-0867-4730-4600-9003.

**Rateable Value:** £2,800

**VAT:** The premises are presently exempt from VAT.

**Terms:** The premises are available on internal repairing tenancy for three years or longer at a commencing rent of £6,800 a year. A gated car park opposite may be available by separate negotiation.

**Postcode:** LE13 0PN

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

