



27 & 29 Leicester Street,
MELTON MOWBRAY, LE13 OPP

To Let:
£15,000pa

A Grade II Listed centrally located two storey retail property, located on historical Leicester Street adjoining Wilton and Egerton Park. The property offers 2,600 sq ft approx. of versatile business accommodation comprising two shops available to let as a whole.

In a main road position, the property is located just off Town Centre, where many neighbouring properties in the street have been tastefully restored through a programme of Heritage approved refurbishment creating a pleasant street scene.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Substantial Town Retail Space

ACCOMMODATION

A Grade II Listed centrally located two storey retail property. Built in 1892 and formerly known as Park House, the property is pleasantly located on historical Leicester Street adjoining Wilton and Egerton Park. Having retained some lovely historical features, the property offers about 2,600 sq ft of versatile business accommodation. Formerly two separate shops, the property has been occupied as a whole, for the last 42 years by Melton Kitchen Bed and Bath Centre and offers an excellent opportunity for continued showroom style A1 retail use. Alternative uses falling within new class E (commercial business and service) use such as professional services(A2), café/restaurant(A3), medical or health services(D1) will also be considered, subject to necessary consents.

The premises have been newly decorated throughout ready for the new occupiers' own shop fit.

Gross built frontage: 42.11ft. (12.65m)
Front Sales Width: No.27: 14.27ft. (4.3m) **No.29:** 15.5ft. (4.7m)
Shop Depth: No.27: 27ft. (8.2m) **No.29:** 32ft. (9.75m)

Combined Net Internal Area: 2,600 sq. ft (241.5 sq. m) approx.

No.27 - Ground Floor Lock up shop: (422 sq. ft) Has a fully glazed Victorian arched entrance with deep sales area and **W.C** at the rear. Currently opening into Hall of No.29.

No.29 Ground Floor shop (466 sq. ft) Has a modern Georgian-style shop window with door leading from Leicester Street into **Entrance Hall** with two openings into a **large sales area**.

Original Victorian staircase leading to:

First Floor Showroom/Office Accommodation comprising:

Office 1: (203 sq. ft) has original sash windows to front and stripped pine floorboards.

W.C Open landing leading to:

Office 2: (237 sq. ft) has original sash windows to front, stripped pine floorboards and open shelving and alcove cupboard.

Office 3: (161 sq. ft) has Upvc window overlooking park and New World gas fire.

Kitchen: (52 sq. ft) fitted with base and wall units, worksurface with ceramic hob, fridge and sink unit.

Outside: Parking for 3 small vehicles in Nalls Yard at the rear.

NOTE: Additional storage units are available to rent in Nalls Yard, by separate arrangement.

GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF. Tel:- (01664) 560181

TERMS: The property is available on a new tenant's full repairing and insuring lease for a term of three years or more.

VAT: VAT is not currently payable on the rent.

SERVICES: Mains electricity, gas, water and drainage are connected. The service installations and appliances have not been tested by the agents so prospective tenants should make their own enquiries as to the existence and suitability for their intended use.

RATEABLE VALUE: £11,750. Business Rate relief which may apply: 100% off your business rates bills from 1 April 2021 to 30 June 2021. Then 66% off your business rates bills from 1 July 2021 to 31 March 2022. Contact Melton Council T: 01664 502502 to see whether you are eligible.

EPC: Grade II Listed – exempt from the requirement for an Energy Performance Certificate.



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