



## MELTON MOWBRAY

53 KING STREET, LEICESTERSHIRE, LE13 1XB

To Let:  
£10,500pa

A well-proportioned shop in King Street, with renovated shop fascia giving this shop an attractive traditional frontage. Sited opposite the well-attended cinema lying on the town's Church Street, King Street axis, the area offers alternative shopping, near to the town centre car parks.

The location is full of independent traders including cafes, pubs, restaurants and take away operators sitting.

Viewing is strictly by appointment with the sole agents.  
Tel: 01664 560181  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



## ACCOMMODATION

A well-proportioned lock-up shop in King Street opposite the thriving Regal Cinema and close to popular eating and drinking establishments including The Cutting Room, Ristorante Bellini and Nigel's Coffee Shop.

The property lies at the entrance to the St Mary's Way car park serving the town centre shopping area. King Street is thereafter pedestrianised offering a pleasant mix of independent retail traders, leading down to the Market Place.

### Dimensions:

Shop Width: 14' 6" (4.35m)

Shop Depth: 41' 2" (12.3m)

### Ground Floor Sales:

547 sq ft (50.8 sq m)

Fitted carpet through-out with step up to rear sales, T8 fluorescent lighting and over door electric fan heater. Trap door with brick steps down to a cellar (23' x 9' approx. max). The current tenant has found this to be generally dry and useful storage space and has fitted lighting and electric sockets and a new consumer unit.

Stairs to:

### First Floor Mess Room:

74 sq ft (6.8 sq m)

Fitted with carpet and T8 fluorescent lighting, storage cupboard and emersion heater

### W.C:

Fire escape door to roof.

### Viewing:

Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, LE13 1QF  
Tel:- 01664 560 181

### Terms:

A new lease is offered on a tenant's internal repairing and insuring basis for a term of three years from 25th December 2021.

### VAT:

VAT is not currently payable on the rent.

### Services:

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

### Rateable Value:

£7,700 pa

### EPC:

This building has an Energy Performance Asset Rating Band C. Ref: 0130-0732-5149-1127-5002. The full EPC available on request and downloadable from :  
<https://www.ndepcregister.com/>



County Chamber, Kings Road  
Melton Mowbray LE13 1QF

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[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[commercial@shoulers.co.uk](mailto:commercial@shoulers.co.uk)

