



## MELTON MOWBRAY

18 MARKET PLACE, LE13 1XD

To Let:  
**£16,000pa**

A central two storey shop offering a ground floor sales area of approximately 1,281 sq ft and extensive first floor storage or potential for further display area of 649 sq ft.

The property is located on the south side of the prime retail locations of town offering wide shop frontage overlooking the busy Market Place.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 560181

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**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# Central Two Storey Shop

## ACCOMMODATION

Built in 1986 on the site of the former Swan Hotel, the shop offers a double fronted retail space to suit a variety of traders. Market Place is a well occupied area of town and home to variety of new and expanding independent traders including jewellers, hair and beauty outlets, eco clothing and coffee shops.

Occupied most recently by Emmaus Community Homestore, as a furniture showroom the shop is fitted with slat walling, suspended ceilings, carpet tiled flooring and fluorescent lighting. A security alarm has also been fitted.

**Net Internal Area:** 1,930 sq ft

**Shop Frontage:** 28'

**Front Width:** 26' 10" narrowing to 9'8" (rear sales width)

**Sales Area:** 1,281 sq ft

**Under stair Store:** 14 sq ft, currently standing within a partitioned changing area.

**Rear Ancillary:  
Wash Lobby & W.C.**

A lobby leading to rear fire escape is fitted with a small work surface and hand sink with electric hot water heater.

**First Floor Stores:** 649 sq ft

**Outside:** A gated small rear yard provides bin storage and rear barrow access from Church Street.



## GENERAL INFORMATION

**VIEWING:** Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF. Tel:- (01664) 560181. Contact: Helen Vesper-Smith [helenvs@shoulers.co.uk](mailto:helenvs@shoulers.co.uk) and Edward Danby [e.danby@shoulers.co.uk](mailto:e.danby@shoulers.co.uk) for further information.

**TERMS:** A new tenant's internal repairing and insuring lease is offered for a term of 3 years or more.

**VAT:** VAT is not currently payable on the rent.

**SERVICES:** Mains electricity (3 phase connected single distribution), water and drainage. The service installations have not been tested by the agents. Prospective tenants should make their own investigations.

**RATEABLE VALUE:** £23,250. **RATES PAYABLE:** £11,601. Tenants may be eligible for 66% off business rates until 31 March 2022. The retail discount applies on top of any other business rates relief tenants are eligible for. Applicants should make their own enquires as to their qualification for any rate relief.

**SECTION 21:** An interest is declared under Section 21 of the Estate Agents Act 1979.

**EPC:** This building has an Energy Performance Asset Rating Band D. Ref: 9000-5984-0396-3590-4004. The full EPC available on request and downloadable from: <https://www.ndepcregister.com/>

**LOCATION:** Melton Mowbray is a largely agriculturally based market town, situated approximately 15 miles northeast of Leicester and 25 miles south east of Nottingham with a current town population of around 24,000 and a loyal shopping catchment of about 45,000. In addition to the town is a popular tourist centre with weekly Cattle and Farmers Markets, as well as a traditional open Street Market. Major employers include: Mars UK, Pera and Samworth Brothers. The premises are located within the town centre fronting a main circulatory route through the town. Adjacent national occupiers are: Boots, W H Smith, Holland and Barrett, Caffe Nero, Greggs and Ladbrokes.



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

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