



MELTON MOWBRAY
UNITS 4/5/6 LEICESTER STREET
LE13 0PP

To Let
From £1,750 per annum

Rare chance to acquire a Central Workshop Premises in Melton Mowbray Town Centre.
3 workshop/storage units of different sizes, are offered with shared use of W.C.

Strictly **NOT** suitable for vehicle repairs or motor services.

Storage/Workshop Unit 4: 372 sq.ft Now Let

Storage/Workshop Unit 5: 340 sq.ft

Storage/Workshop Unit 6: 340 sq.ft

Viewing strictly by appointment with sole agents.

Tel: 01664560181

www.shoulers.co.uk

commercial@shoulers.co.uk



ACCOMMODATION

Brick built storage workshops with profile steel roof and roofs lights located off Leicester Street in a quiet yard of other lock-ups sited in the town centre and suitable for hobby workshop and storage uses.

Vehicle repair and garaging not permitted.

Storage workshop:

All workshops have a concrete floor and lockable wooden doors . The Units sit within a gated, secure courtyard, which has 24hr access.

Unit 4 : £2,600pa- Brick built Storage workshop with profile steel roof, concrete floor, wooden fitted racking ,lighting and separate electric power supply. Ingoing tenant will be required to ask their chosen supplier to fit new meter.

Unit 5 : £2,000pa- Brick built Storage workshop with profile steel roof, concrete floor, wooden racking for high level storage, NO electric power.

Unit 6 : £1,750pa -Brick built Storage workshop with profile steel roof, concrete floor, wooden racking for high level storage, NO electric power.

Outside: Drop-off and Loading rights only, will be given in the Landlords Yard.

W.C. Use of W.C. shared with other occupiers.

Water charge: £40 a year/unit

GENERAL INFORMATION

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

TERMS: A new 3 year tenancy agreement is offered where the tenant will be responsible for the repair and maintenance of the windows, doors and interior of the premises. The rent is payable quarterly in advance.

VAT: VAT is not currently payable on the rent.

SERVICES: Mains electricity is available for **Unit 4 only**. 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: No assessment has been found

EPC: The property is exempt from the requirement for an energy performance certificate on the basis that the property is unconditioned storage space.



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Leicestershire, LE13 1QF

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