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1,303 SQ FT (102 SQ M)

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LE

13 BURTON STREET

MELTON MOWBRAY, LE13 1AE

£10,000 Per annum

INFORMATION

An attractive and spacious shop of approximately 1,103 sq ft with good road side location within walking distance of Market Place and en-route to the Station, Parkside council offices and large public car parking area. Flexible lease terms are offered.

The premises would suit a variety of uses falling within new use Class E (formerly A1, A2, A3)

LOCATION

Melton Mowbray is located 19 miles north east of Leicester and 20 miles south east of Nottingham and enjoys the banner of 'Rural Capital of Food'. It has a current town population of 25,000 and 45,000 in the borough and with local housing targets set for 6,125 new homes over the next 15 years, the town is seeing rapid expansion with a new Distributor Road set to open in 2022. The property lies close to the town centre on the main road in from the south. The town has good rail links to Leicester and Peterborough and nearby intercity service to London from both Grantham and Leicester.

ACCOMODATION

An attractive and spacious shop in a Grade II Listed historic building in the town centre, opposite the church. The premises have a shared outer door and entrance lobby with the adjoining shop offering additional security overnight.

Most recently trading as the Euro Mini Market and Off Licence since 2011, the premises would suit a variety of similar or alternative uses falling within new use Class E (Commercial Business and Service Uses), formerly A1, A2, A3 uses. Potential users are advised to contact Melton Borough Council regarding planning and conservation matters for this property T: 01664 502502.

NET INTERNAL AREA: 1,103 sq ft (102.5 sq m)

SHOP FRONT

11 ft (3.35m)

SHOP WIDTH

14'2" (4.33)

FRONT SALES

599 SQ FT 55.65 SQ M

REAR SALES

349 SQ FT (32.4 SQ FT)

Note: The rear part of the shop is currently partitioned off as a work room, but is removable to offer a more extensive sales area.

REAR STORE

155 SQ FT (14.4 SQ M)

KITCHENETTE/LOBBY & W.C.

80 SQ FT (7.5 SQ M)

Lobby Fitted with sink unit and electric water heater.

Rear barrow access behind 15 Burton Street to rear shop door.





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REAR STORE 155 SQ FT (14.4 SQ M) KITCHENETTE/LOBBY & W.C. 80 SQ FT (7.5 SQ M) Lobby Fitted with sink unit and electric water heater. Rear barrow access behind 15 Burton Street to rear shop door.

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TERMS: A new tenants internal repairing and insuring lease is offered at a rent of £10,000 per annum plus VAT.

SERVICES: Mains electricity, water and drainage. The service installations 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: £8,600

VAT: VAT is payable on the rent.

EPC: The building is Listed and therefore exempt from the requirement for an Energy Performance Certificate.

Location



County Chambers
Kings Road
Melton Mowbray
LE13 1QF

www.shoulers.co.uk
e.danby@shoulers.co.uk

Tel: 01664 560181

EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
102-110	A		
81-101	B		
62-80	C		
43-61	D		
25-42	E		
9-24	F		
1-8	G		

England & Wales EU Directive 2002/91/EC