



MELTON MOWBRAY, LE13 1BU

10 WINDSOR STREET

To Let £11,500 per annum

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

Exciting Central Melton Retail or Service opportunity

ACCOMMODATION

A bright and spacious shop with good return frontage standing prominently at the Windsor Street entrance to Bowley Court opposite a parade of shops, being centrally located a short walk from two of the town's main shoppers' car parks. Nearby traders include a cheese specialist, Poundland, Dove Hospice shop, a café gift shop, hairdressers and jewellery retailers. The shop window offers a good visual presence to passengers using the local bus services with Windsor Street being a popular access route to Sherrard Street.

The shop would suit a variety of retail uses.

Net Internal Area: 795 sq ft (73.87 sq m)

Combined Frontage: 68ft (20.73m)

(To Windsor Street & Bowley Court)

Shop Depth: 41' 2" (to rear wall)

Depth to Ancillary Store partition: 34' 2"

Shop Width: 21' 7" narrowing to 16' 2"

Sales Area: 742 sq ft underdrawn ceiling, Cat II fluorescent lighting boxes and electric fan assisted radiators. There are two full height aluminium windows to the front onto Windsor Street, sliding French doors and vestibule frame onto Bowley Court. The rear 115 sq ft of the sales area is presently partitioned off as a prep room.

Kitchenette: 33 sq ft - fitted with worktop and sink with gas central heating boiler under and radiator.

W.C.





GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 0UJ. Tel:- (01664) 560181

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

VAT: VAT is not currently payable on the rent.

SERVICES: Mains gas, electricity, water and drainage are connected. The service installations have not been tested by the agents. Prospective tenants should make their own enquiries.

RATEABLE VALUE: £13,000

EPC: This building has an Energy Performance Asset Rating Band B. Ref: 0498-7103-1230-9990-6203.

The full EPC available on request and downloadable from:

<https://www.ndepcregister.com/>

LOCATION



County Chambers, Kings Road,
Melton Mowbray
LE13 1QF

Tel: 01664 560181

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

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

Energy Efficiency Rating	
Band	Current
A	
B	
C	
D	
E	
F	
G	

For more information, visit www.nrg.gov.uk

England & Wales EU Directive 2002/91/EC