

DESIGN

AWAY
0%
OFF
ATURE PIZZAS

#FIREAWAY



Due to our food preparation and cooking practices, we cannot guarantee that our products do not contain specific allergens, mainly due to airborne flour, and side of the premises.

FIREAWAY
PIZZA LE13
MELTON MOWBRAY



43-47 BURTON STREET

MELTON MOWBRAY, LE13 1AF

To-Let
Rent incentive of £16,000 per annum

Exciting Hospitality Prospect Formally "Fire Away" Pizza Restaurant

A large ground floor lock up shop of regular proportions in an attractive listed Georgian building, on a main street within Melton's compact town centre.

The shop is currently fitted out for food retailing and the position, with street parking, nearby railway station and new council offices, lends itself to convenience retailing or showrooms for larger goods. The shop has a level floor, DDA compliant ramp and power assisted double doors to the front with electric security shutters. Outside there is access to the rear through a carriage arch and two private parking spaces are provide.

The property is fully kitted out with a Commercial Pizza Oven , Cold storage trays, seating and fully equipped with Flat Screens for advertising food on entry.





Gross Internal Area: 1,572 sq ft approx.

Shop Front: 33' 6"

Shop Width: 31ft

Shop Depth: 52 ft

Seating Area: 1,515 sq ft (140.7m²) approx.

The sales area is currently lined out with wipe clean surfaces for food retailing, vinyl flooring throughout and modern air conditioning units. Approximately 20% of the sales area is partitioned for ancillary use at the rear and fitted with a **kitchenette** (21 sq ft) Male and Female **w.c.** and safe.

- Pizza Oven
- Pizza topping Cold-Storage
- Shelving
- Table, Benches and chairs
- x4 Flat -Screen Video advertising

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

Tel:- (01664) 560181. Ask for Commercial Sales and Lettings

Email: e.danby@shoulers.co.uk

Mob: 07498749773

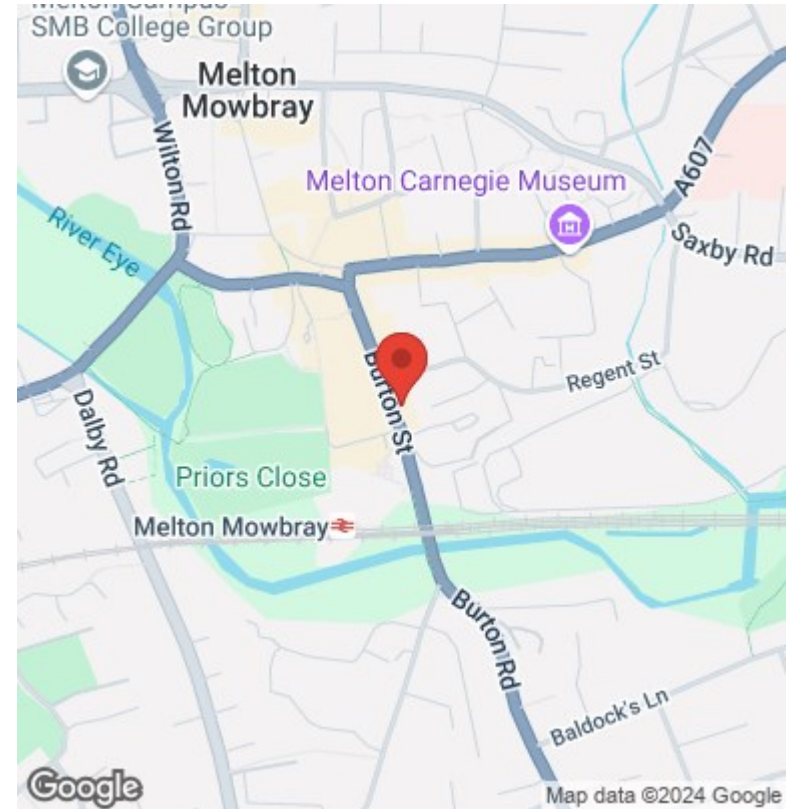
Direct: 01664786379

TERMS: A new tenants full repairing and insuring lease is offered for the agreed term. Minimum of 3-year tenancy. **£16,000 for Year One.**

SERVICES: Mains electricity (metered), water and estate drainage.

RATEABLE VALUE: £17,500- <https://www.tax.service.gov.uk/business-rates-find/valuations/start/164344046>

VAT: Rent is inclusive of VAT



, Kings Road,
Melton Mowbray, Leicestershire 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
100-110 kWh/m ² /year A	
81-100 kWh/m ² /year B	
61-80 kWh/m ² /year C	
41-60 kWh/m ² /year D	
21-40 kWh/m ² /year E	
1-20 kWh/m ² /year F	
0-10 kWh/m ² /year G	

For energy efficient - www.epr-rating.com

England & Wales EU Directive 2002/91/EC