



Unit 2A, Rosebery Avenue, Melton Mowbray, Leicestershire, LE13 1BL

For Sale £185,000

**Approx. 1259 Sq. Ft Ground Floor, 800 Sq. Ft
Mezzanine Floor and 1,000 Sq. Ft Hard Standing**

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

**Unit 2A
Rosebery Avenue
Melton Mowbray
Leicestershire
LE13 1BL**

Rare opportunity to purchase a town centre brick industrial unit approximately 2,059 sq. ft over two floors including 800 sq. ft mezzanine level plus 1,000 sq. ft hard standing area.

Ideal for small to medium business falling within Class E, formally B1, B2 and B8.

The unit is located in Melton Mowbray town centre with access to the A607, Thorpe Road. This location is approximately 20 miles from Nottingham and Leicester and allows easy access to the A46 and A1.





SPECIFICATION

Brick Industrial building in the centre of Melton Mowbray.

Internally the ground floor approximately 1,259 Sq. Ft offers concrete flooring, Skylight roof, 3 phase electrics, Heating, Kitchen area and W.C and 12 Ft Eaves.

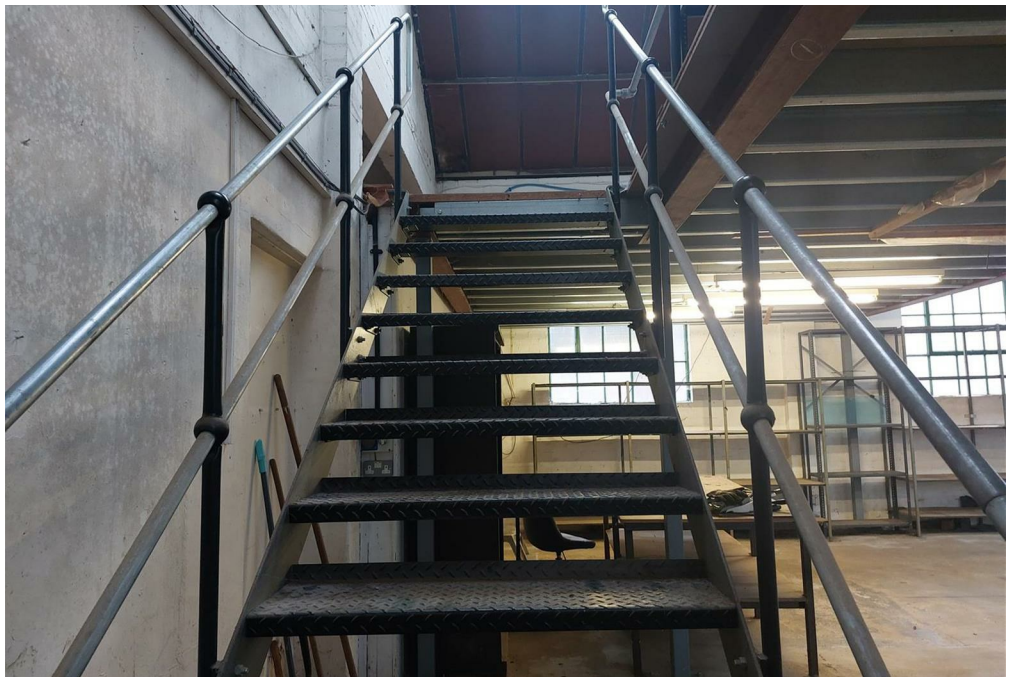
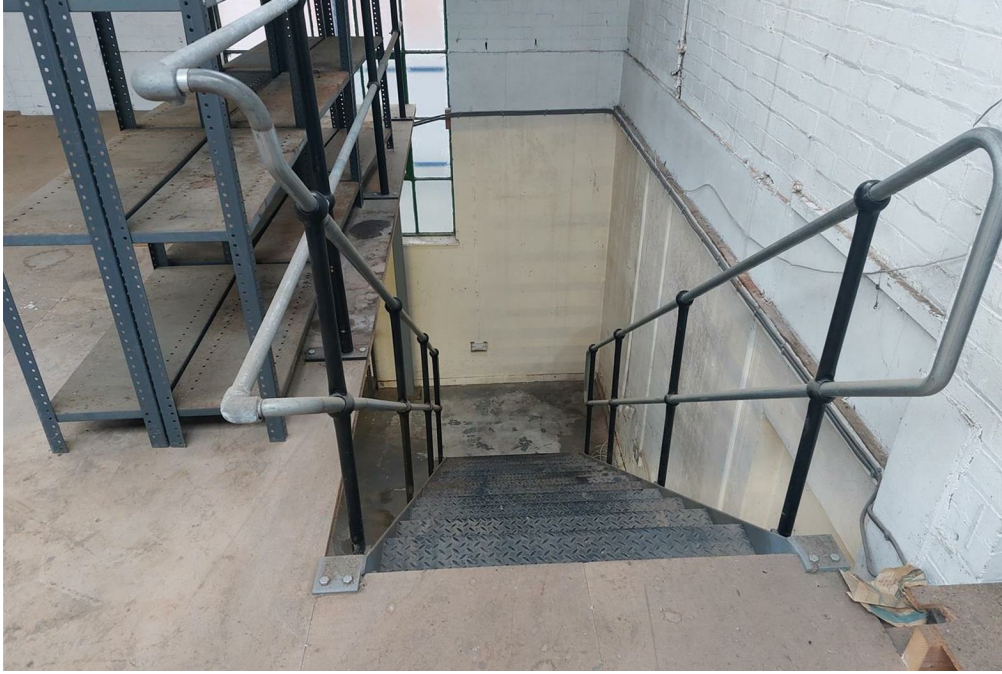
Access via a personnel door, with electric roller shutter door to the front of the unit.

Open tread metal staircase to the Mezzanine Floor 800 Sq. Ft offering extra space for storage or office space.

Hard Standing area approximately 1,000 Sq. Ft.

The whole unit is situated on a secure site with Palisade fencing around.

Parking for up to 4 cars.



- Rare Opportunity Town Centre Unit For Sale
- Excellent Location
- Parking for 4 cars
- 1259 Sq. Ft Ground Floor Area
- 800 Sq. Ft Mezzanine Floor
- 1000 Sq Ft Hard Standing Area
- Secure Site with Palisade Fencing
- £185,000 + VAT

GENERAL INFORMATION

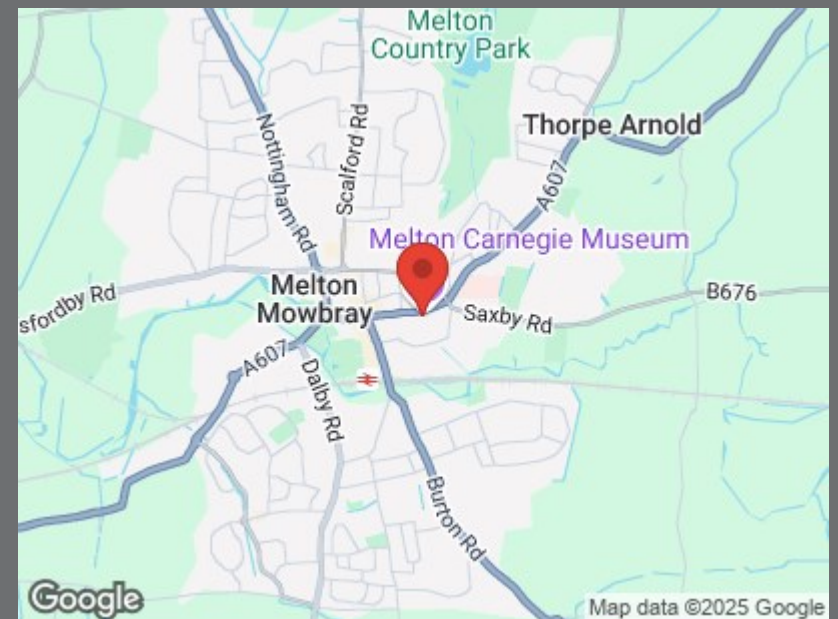
VIEWING: Strictly by arrangement with Shouler & Son Contact: (01664) 560181 e.danby@shoulers.co.uk
TERMS: Vacant possession upon completion

VAT: VAT is payable on purchase price

RATEABLE VALUE: £5,100 per annum
[Summary valuation - Valuation Office Agency - GOV.UK](#)

EPC: TBC

SERVICES: Electric/Drainage not tested by Agent



sticks.gears.move



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

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

Tel: 01664 560181


Land & Estate Agents, Valuers & Auctioneers

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.