

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers



12 MARKET PLACE

MELTON MOWBRAY, LE13 1XD

TO-LET £8,000 per annum

Exciting opportunity for New or Existing Business approx 450sq.ft

An attractive shop occupying part of a Grade II Listed building benefiting from a recently restored shop front using the Heritage Scheme. The property is conveniently positioned close to the pedestrian crossing which leads onto the Market Place, hosting one of the Country's finest and oldest street markets.



The shop is well fitted for retailing , and Service Sector and has traded for the past 5 years as a Beauty/Hair and would be ideal for a variety of other (A1) retail uses.



This prosperous Heritage quarter of the town leading from Burton Street and into Leicester Street has undergone many sympathetic improvements to create a pleasant street ambiance. Nearby occupiers include a variety of independent retail, café and bistro traders as well as many well-known multiples.

Shop Front: 16'4"

Shop Width: 15'10"

Shop Area: 250 sq ft

Lobby, W.C. and stairs to cellar.



Passage

Back Room: 200 sq ft

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GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF Tel:- (01664) 410166

TERMS: A new internal repairing and insuring lease is offered for three years or longer.

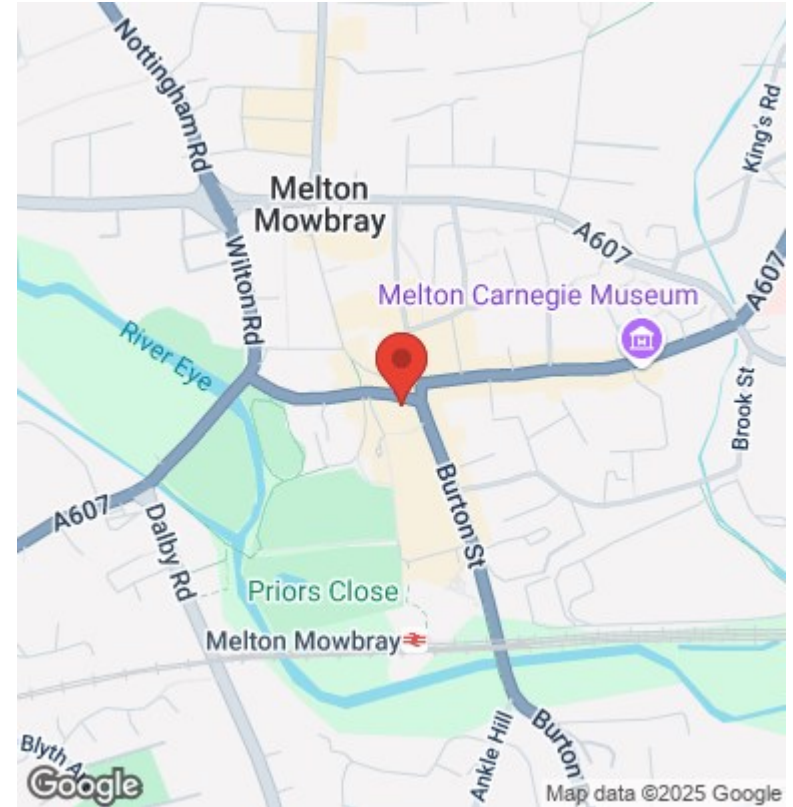
VAT: VAT is not currently payable on the rent.

SERVICES: Mains 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: £5,700

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

NOTE: An interest is declared under Section 21 of the Estate Agents Act 1979.



, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk

Tel: 01664 560181

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

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

Not energy efficient - higher rating recommended

England & Wales EU Directive 2002/91/EC