



12 Market Place, Melton Mowbray, LE13 1XD

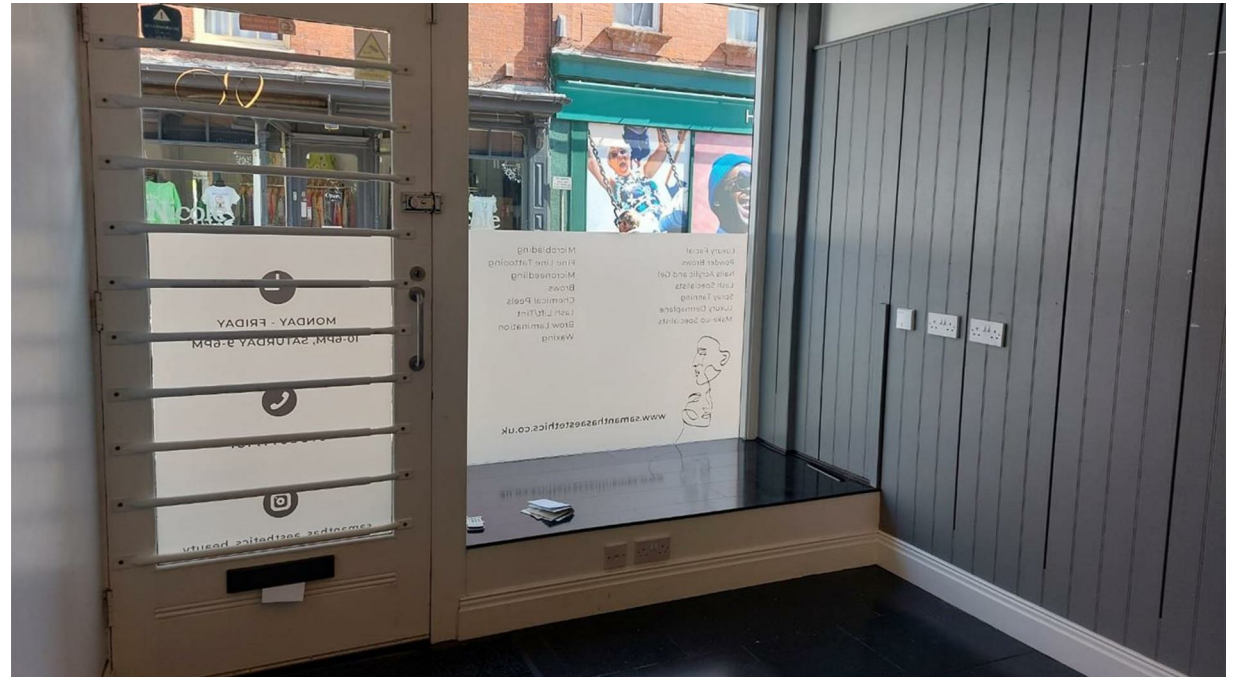
TO LET £9,500 per annum Approx 450 Sq. Ft

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

12 Market Place Melton Mowbray LE13 1XD

Grade II listed town centre property. Ideally suited for appointment services such as Hair Stylist, Massage, Sports Physio or similar.

Sat on a busy road (Leicester Street) within the heart of Melton Mowbray, a stone's throw from the main Market Place which holds a Town Centre market every Tuesday. Surrounding the property are a selection of coffee houses, restaurants, ladies retail, public houses and some larger national chains.





On entering the property there is a reception area with a closed door to a customer W/C. Access to treatment room 1 at the front of the building, with frosted glass.

The 25 ft corridor to the back of the property houses treatment room 2 and treatment room 3 , with kitchen and staff access to an alleyway to the side of the property.

The previous tenant has left all designer light fittings, mirrors, and new kitchen units with modern taps.

The front of the shop is laid tiles, and the rear of the property is laid carpet. For security the property has a Ring System, alarm and sympathetically designed security bars on the entrance door.

Shop Front: 16' 4"

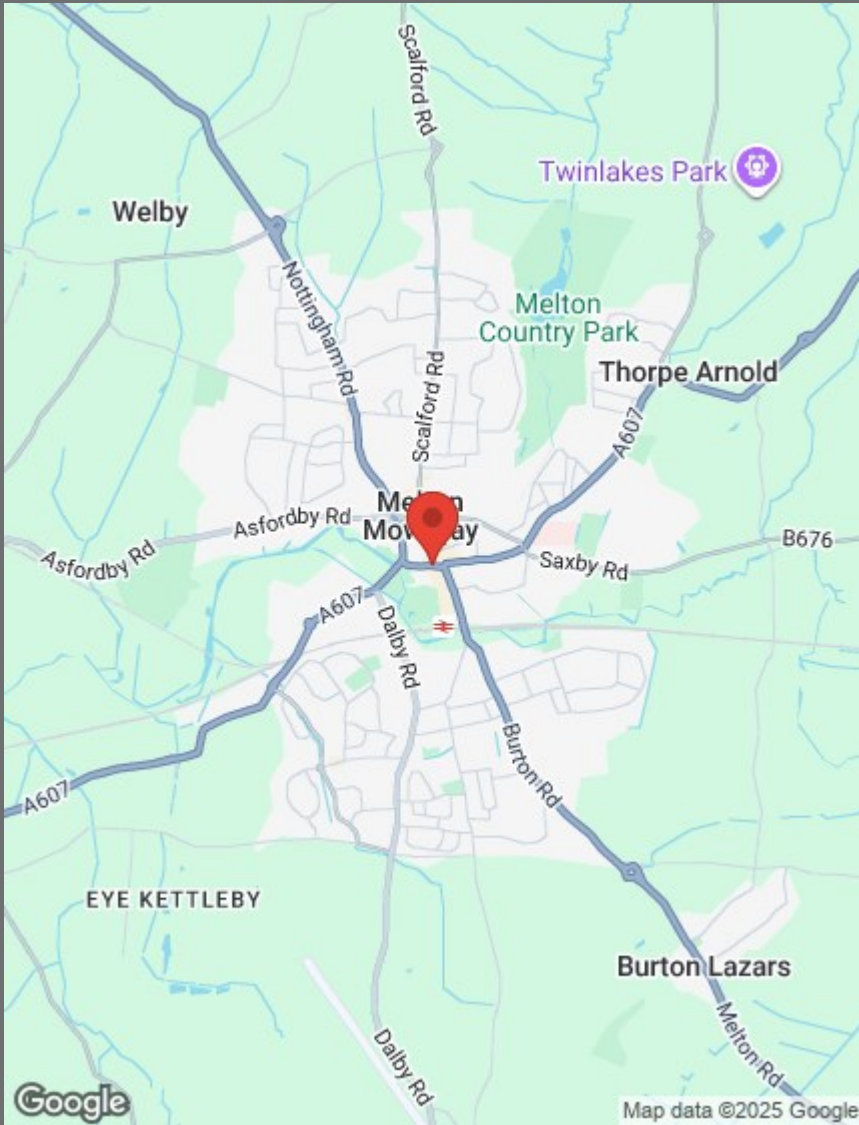
Shop Width: 15' 10"

Shop Area: 250 Sq. Ft

Lobby, WC and stairs to cellar

Passage

Back Room: 200 Sq. Ft



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

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.

- Grade II Listed Town Centre Property
- Approx 450 Sq. Ft
- £9,500 per annum
- Reception Area
- 3 private treatment rooms
- New kitchen with modern taps
- Designer light fittings and mirrors

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

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