



19 Burton Street, Melton Mowbray, Leicestershire, LE13 1AE

To Let - £7,500 Per annum Approx 520 Sq. Ft


Land & Estate Agents, Valuers & Auctioneers

**19 Burton Street
Melton Mowbray
Leicestershire
LE13 1AE**

An attractive double fronted traditional shop standing opposite St. Mary's Church, positioned only a short walk from the central shopping area and alongside the A606 main approach road to the town centre.

The railway station and Council office complex lie at one end of the street with large public parking area and the town's market place at the other.

A shop of character, part of Crawford House, a Regency hunting box in the heart of Melton's elegant conservation area, but also on a busy main street approach to the retail centre around Market Place, which would suit another hair and beauty salon or quality specialist retailer.





ACCOMMODATION

The property is one of many Grade II Listed buildings in this charming street sitting conveniently amongst other established businesses. On entering the property there are 2 front reception areas both with bay fronted windows and a room for storage, one currently used as a hairdressers hair washing area and seating.

Corridor leading to the back of the property which consists of a small kitchen, WC facilities and storage area.

Built Frontage: 31' 6" (9.6m)

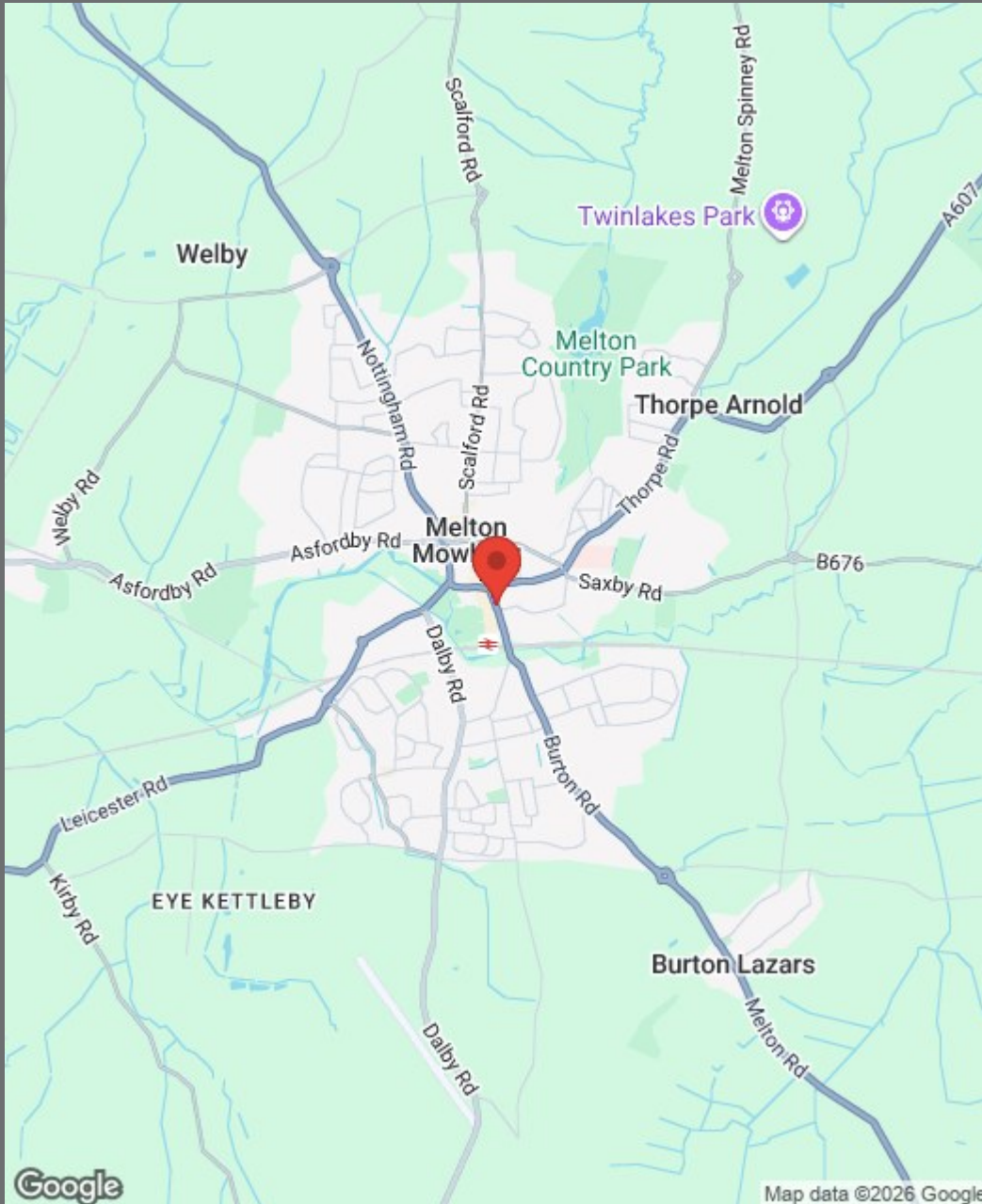
Shop Width: 30 ft (9.14m)

Shop Depth: 21 ft (6.4m) into bays

Sales Area: 520 sq. ft. (48.3 sq. m) fitted with wood effect laminate flooring, two electric blower heaters, pendant lighting, security alarm and CCTV.

Rear Storage, Kitchen (60 sq. ft.)

W.C. with shelving and wash basin.



GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF. [Tel:- \(01664\) 560181](tel:01664560181) Option 5 Commercial

TERMS: A new three-year tenancy agreement is offered where the tenant shall be responsible for internal repairs plus doors and windows.

VAT: We understand that VAT is not currently payable on the rent.

SERVICES: Mains electricity, water and drainage. The agent has not tested the services or installations. Prospective occupiers should make their own investigations as to their suitability to their intended use.

EPC: The building is exempt from the requirements for an energy performance certificate on the grounds it is Listed.

- A shop of character of 520 sq ft approx.
- £7,500 per annum
- An attractive double fronted traditional shop standing opposite St. Mary's Church
- Charming Grade II Listed Property
- Short walk from the town centre
- Available from January 2026



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

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