



43 & 47 Burton Street, Melton Mowbray, Leicestershire, LE13 1AF

Freehold For Sale £200,000

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

**43 & 47 Burton Street
Melton Mowbray
Leicestershire
LE13 1AF**

An attractive town centre freehold investment comprising a ground floor restaurant premises with residential accommodation above. The property occupies a prominent position on Burton Street, one of Melton Mowbray's principal town centre thoroughfares, within easy walking distance of the railway station and town centre amenities. The building is understood to be of Georgian origin and provides a mixed-use investment opportunity with reversionary potential from the upper parts.





DESCRIPTION

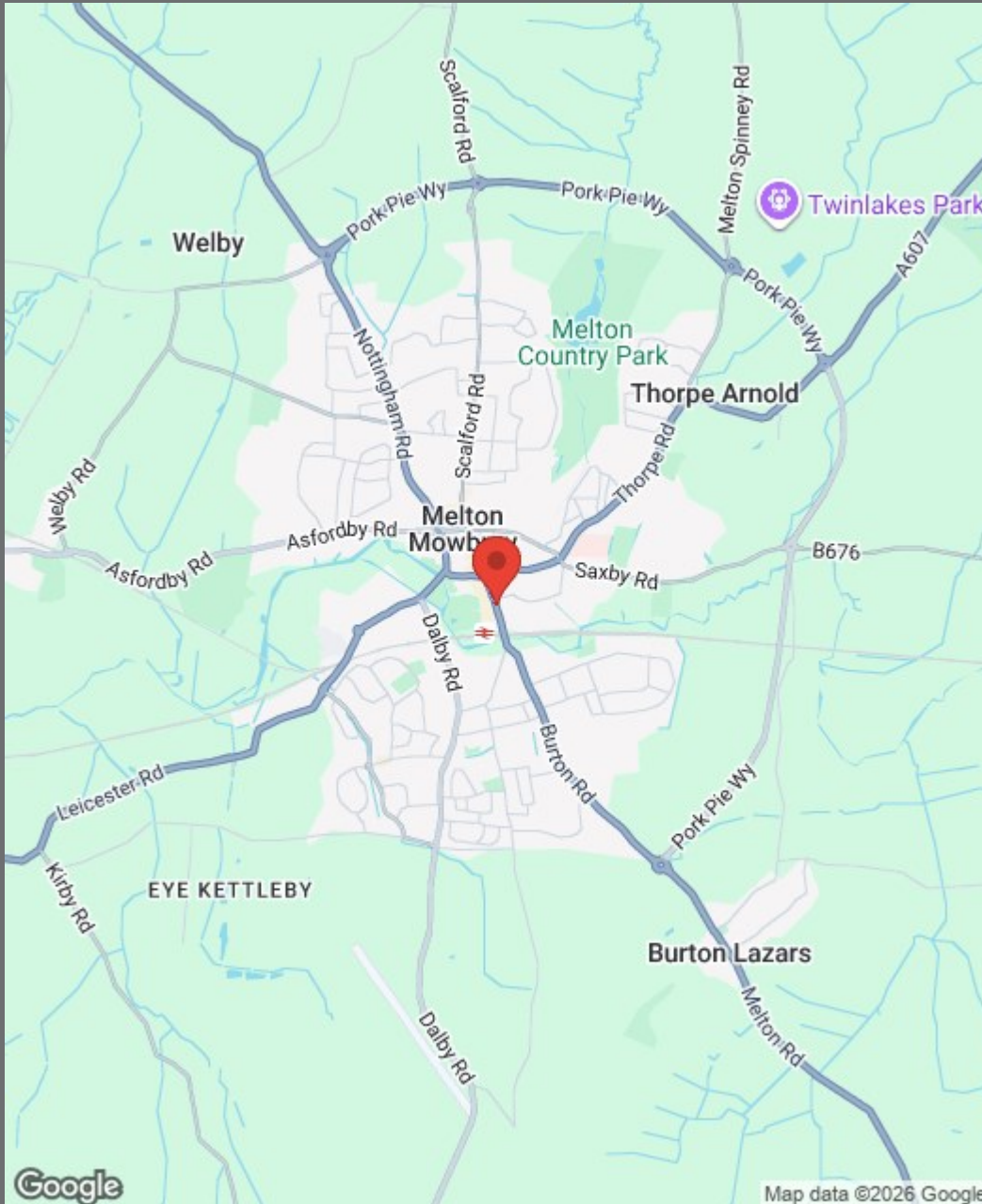
The property comprises a mixed-use town centre building arranged as a ground floor commercial unit with residential accommodation above.

The ground floor is occupied by a restaurant tenant generating a current passing rent of £15,000 per annum.

The residential upper floors have been granted on a long leasehold basis to a developer for a term of 80 years and currently produce only a peppercorn rent. The purchaser will therefore acquire the freehold interest subject to the occupational lease of the restaurant and the long leasehold residential interest.

The property benefits from a prominent trading position within the heart of Melton Mowbray town centre, surrounded by a mixture of independent retailers, restaurants, cafés and professional occupiers. Burton Street is regarded as one of the town's principal commercial streets and enjoys strong pedestrian footfall.

- Freehold town centre investment.
- Prominent frontage to Burton Street.
- Attractive period building.
- Ground floor restaurant premises producing an income of £15,000 per annum.
- Upper floor flats sold on a long leasehold interest for a term of 80 years.
- Current income from residential element limited to a peppercorn ground rent.
- Potential future reversionary value from the residential long leasehold interest.
- Well-established commercial and retailing location.
- Close to Melton Mowbray railway station.
- Nearby public parking and town centre amenities.
- Suitable for private investors, family offices and SIPP purchasers.



LOCATION

Melton Mowbray is a prosperous and well-known Leicestershire market town situated approximately 19 miles north-east of Leicester and 20 miles south-west of Grantham. The town benefits from a strong regional reputation and serves a wide rural catchment area.

The property occupies a central position on Burton Street, within close proximity to the railway station, retail core and public services. The location benefits from strong visibility and footfall within the town centre.

Melton Mowbray enjoys excellent connectivity via the regional road network:

- Immediate access to the A606, linking Nottingham and Oakham
- Close to the A607, providing direct access to Leicester, Melton Mowbray, Grantham and Lincoln
- Approximately 15 miles from the A46 dual carriageway, providing north-south connections between Leicester, Newark and Lincoln
- Convenient access to the A1 at Grantham via the A607
- The town lies at the intersection of the A606 and A607, making it an established regional commercial centre
- East Midlands regional centres including Leicester, Nottingham, Grantham and Lincoln are readily accessible by road

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- Well-established commercial and retailing location
- Suitable for private investors, family offices and SIPP purchasers
- Attractive period building



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