11 Windsor Street, Melton Mowbray, LE13 1BU

TO LET £8,400 per annum Approx. 819 Sq. Ft

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

11 Windsor Street
Melton Mowbray
LE13 1BU

A charming and stylish café opportunity in the heart of Melton Mowbray, offering an attractive turn-key business space with kitchen equipment, generous first-floor accommodation and excellent potential for private functions.

11 Windsor Street occupies a town-centre position, providing an excellent opportunity for an independent café business to benefit from the established footfall and surrounding commercial activity.

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DESCRIPTION

11 Windsor Street offers an exciting opportunity to take on a lovely, stylish café premises in the centre of Melton Mowbray, with the benefit of an existing café fit out and kitchen equipment.

The property has a long-established trading history, having operated for approximately five decades as a newsagent, before latterly being transformed into a town-centre café.

The current café has been presented as a welcoming and stylish “bolt hole” within Melton Mowbray, providing an ideal setting for customers looking for breakfast, brunch, lunch, coffee and light refreshments.

The present proprietor is reluctantly bringing the premises to the market due to ill health, creating an excellent opportunity for a new operator to take over an established and well-presented hospitality space.
The existing stylish interior and kitchen equipment are included within the letting, providing a prospective tenant with the opportunity to move into a premises which is already configured for café use.

GROUND FLOOR

The ground floor provides an attractive customer-facing café area extending to approximately:

438 sq ft (40.69 sq m)

The sales area is currently fitted with **carpet-tiled flooring, suspended ceiling and fluorescent lighting**, together with the existing café presentation and furnishings.

The premises benefit from an internal door shutter and **sliding security grills to the front window**, providing additional security outside trading hours.

The frontage extends to approximately **16 ft**, with a depth of approximately **33 ft 6 ins**.

The ground floor provides a comfortable and intimate environment which lends itself particularly well to a **breakfast and lunch-led café operation**, coffee shop, tearoom or similar daytime hospitality use.

KITCHEN & CAFÉ EQUIPMENT

The café is being offered with the benefit of the **existing kitchen equipment**, providing a significant advantage to an incoming operator.

The existing equipment and fit-out are intended to provide a ready-made starting point for continued café trading, subject to an agreed inventory and the incoming tenant's proposed use.

The premises could readily lend themselves to a menu focused around:

Breakfasts • Brunch • Lunches • Coffee • Cakes • Sandwiches • Light Bites • Afternoon Tea

FIRST FLOOR – SEATING / FUNCTION SPACE

One of the property's most appealing features is the **sizable first-floor accommodation**, which provides considerable flexibility for an incoming operator.

The first floor extends to approximately **381 sq ft (35.40 sq m)** and is currently described as a workroom/store, with vinyl-tiled flooring, fluorescent lighting and windows to the front.

With the appropriate consents, this accommodation could provide valuable additional customer space and could potentially be used as an **upstairs seating or function area**.

The space could be particularly suited to:

- Private parties
- Birthday celebrations
- Afternoon teas
- Small functions
- Private dining
- Business meetings
- Community gatherings
- Workshops and events

The first floor also benefits from an **upstairs W/C and cloakroom**.

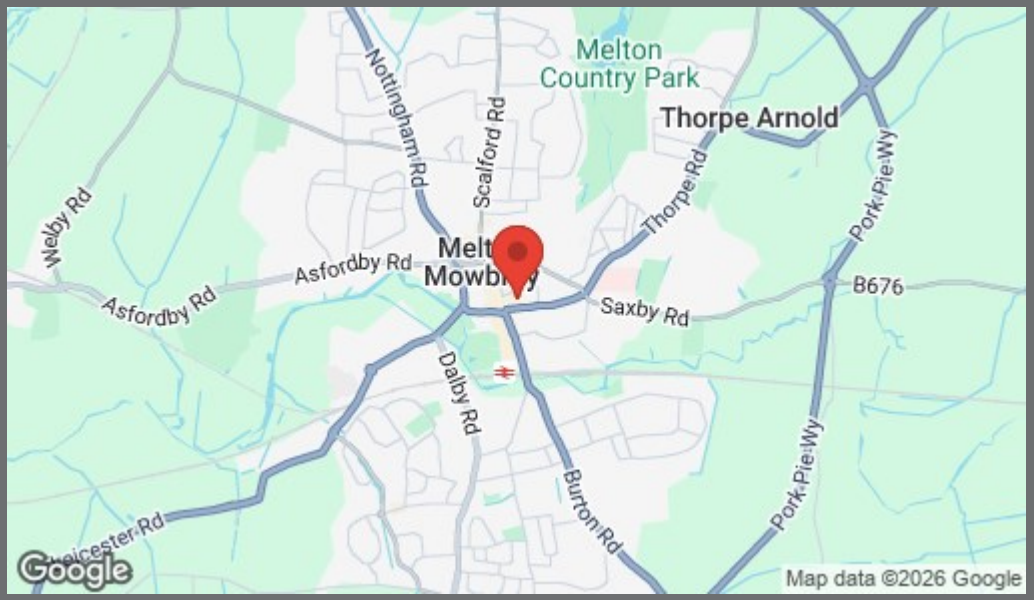
This additional space offers the potential to create a second income stream through private hire and functions, subject to the necessary planning, licensing and other statutory requirements.

STORE

The property also benefits from additional storage accommodation extending to approximately:

32 ft 10 ins x 14 ft 4 ins

This provides useful back-of-house storage and operational space for an incoming café operator.



VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF Tel:- (01664) 560 181 Option 5 Commercial

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, Gas, water and drainage are connected. The service installations have not been tested by the agents. Prospective tenants should make their own enquiries.

EPC: EPC Rating D - Valid until 23 June 2029

LOCATION

Melton Mowbray is a thriving and historic market town situated in the heart of Leicestershire and is widely known as the **"Rural Capital of Food"**, being synonymous with Melton Mowbray Pork Pies and Stilton Cheese.

The town serves a substantial surrounding rural hinterland and has an established retail, professional, leisure and hospitality offer.

11 Windsor Street occupies a town-centre position, providing an excellent opportunity for an independent café business to benefit from the established footfall and surrounding commercial activity.

The property is particularly suited to an operator looking for a **small, characterful and affordable café premises with the benefit of additional accommodation above**.

- **Rent £8,400 per annum**
- **Approximately 438 sq ft ground-floor sales area**
- **Approximately 381 sq ft first-floor workroom / store**
- **Stylish and attractive café interior**
- **Existing café fit-out included**
- **Kitchen equipment included**
- **Established town-centre trading location**
- **Generous first-floor seating area**
- **Potential for private functions and events**

County Chambers, Kings Road,
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