

7 High Street, Melton Mowbray, Leicestershire, LE13 0TT

To Let £31,500 per annum

Approx. 2,626 Sq. Ft

SHOULERS
EST. 1846
RESIDENTIAL | RURAL | COMMERCIAL

7 High Street
Melton Mowbray
Leicestershire
LE13 0TT





A rare and exciting town-centre opportunity to lease a substantial and highly prominent former bank occupying a commanding position on High Street, in the very heart of Melton Mowbray.

The property offers approximately 2,626 sq. ft of accommodation comprising a 1,926 sq. ft ground floor together with a 700 sq. ft clean, dry and usable basement.

With its striking period character, high ceilings, original features, open plan feel and retained bank vault, the property offers an exceptional platform for an imaginative hospitality or leisure operator.

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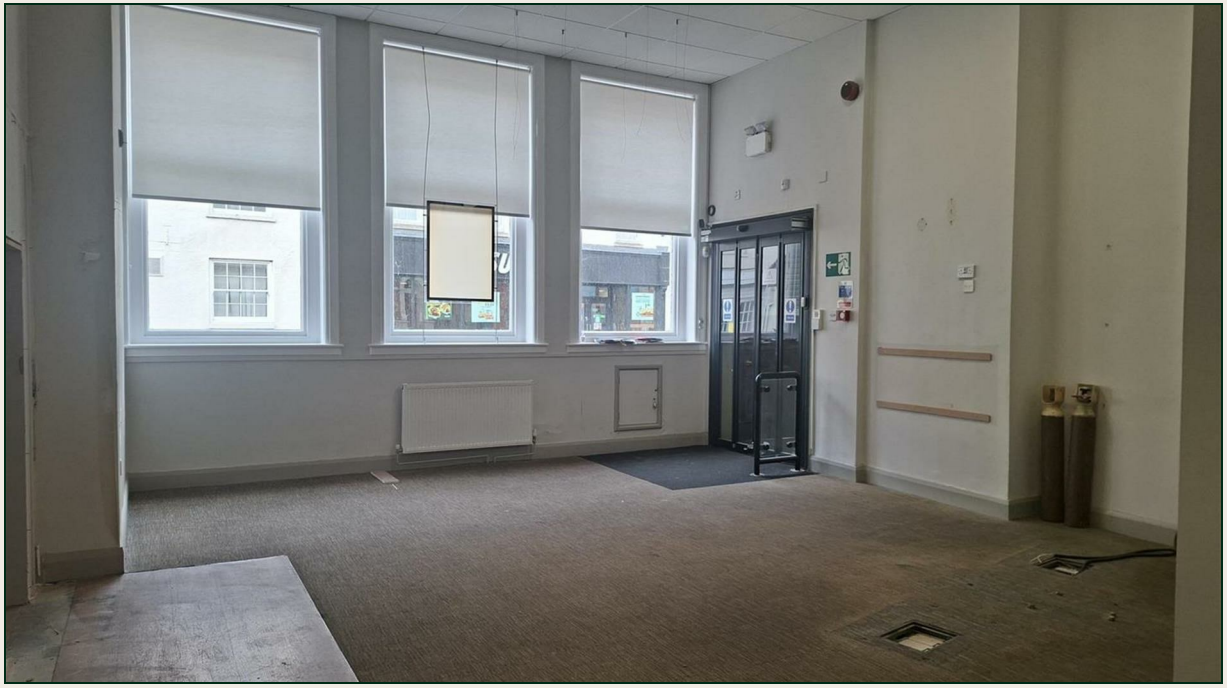




A PROPERTY WITH PRESENCE

7 High Street occupies a commanding and highly visible position within Melton Mowbray town centre, benefiting from good pedestrian footfall and a strong mix of surrounding occupiers. The property sits amongst established national names including Sports Direct, Vision Express and Subway, creating a prominent commercial setting for a new hospitality, leisure or retail concept. The building's former banking use has resulted in an unusually generous ground-floor footprint, whilst the retained architectural features provide a character and sense of place that would be difficult to replicate in a modern commercial unit.

A NATURAL HOSPITALITY OPPORTUNITY

The property lends itself particularly well to a restaurant, eatery, café or bar. The ground floor has a natural open plan feel, with generous ceiling height and attractive original features creating an atmosphere and character that could be transformed into a distinctive destination venue.

The former bank vault remains in situ and is included within the ground-floor accommodation. For the right operator, this could become a genuine feature of the business potentially incorporated into a bar, private dining area, wine/cocktail store, VIP space or simply retained as an unusual talking point. The adjoining 700 sq. ft basement provides valuable ancillary

ALFRESCO DINING POTENTIAL:

One of the property's most attractive features for a hospitality operator is the large pavement apron immediately in front of the building. Subject to landlord approval, planning/highway requirements and any necessary licensing or other consents, this could provide an opportunity to create a substantial and attractive alfresco seating area, extending the trading environment beyond the building itself.

For a restaurant, bar or café operator, this offers the potential to create a particularly strong day-to-night destination.

HOTEL / BOUTIQUE HOSPITALITY POTENTIAL:

The building's scale, location and character may also make it worthy of consideration for a hotel, boutique guest accommodation or wider hospitality concept, subject to planning permission, listed building consent, building regulations, fire strategy and all other necessary statutory approvals.

The town has already recognised the importance of additional visitor accommodation and tourism to its future economy, with the Council previously considering proposals for a new hotel as part of its wider economic strategy.









SUMMARY

IDEAL FOR

Restaurant • Bar • Café • Eatery • Food Hall • Gastro Concept • Boutique Hospitality • Hotel • Leisure • Destination Food & Drink

The property could suit an established operator looking for a high-profile town-centre flagship, an expanding independent business or an investor/operator seeking a characterful building in one of the East Midlands' most recognisable food destinations.

AN EXCEPTIONAL TOWN CENTRE OPPORTUNITY

7 High Street is not simply another retail unit.

It is a substantial, characterful and highly prominent former bank, with an existing vault, high ceilings, period features, generous ground-floor accommodation, a usable basement and the potential for alfresco seating.

Combined with a £31,500 per annum quoting rent, potential rent incentives and FRI lease terms, the property offers an attractive proposition for an operator capable of unlocking its hospitality potential.

EARLY VIEWING IS STRONGLY RECOMMENDED

A STRATEGIC EAST MIDLANDS LOCATION

Melton Mowbray is strategically positioned in north-east Leicestershire, approximately:

19 miles from Leicester 20 miles from Nottingham 15–16 miles from Grantham 10 miles from Oakham 15 miles from Loughborough

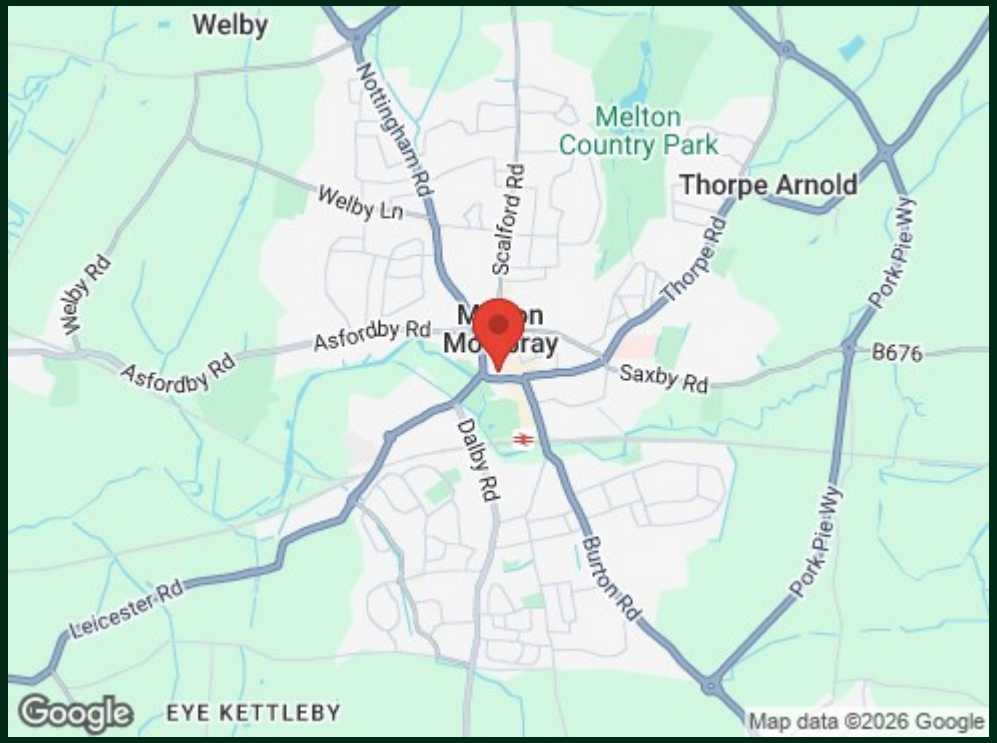
The town sits at the intersection of the A606 and A607, providing road connections towards Nottingham, Oakham, Leicester and Grantham, with wider access to the East Midlands road network.

Melton Mowbray railway station also provides connections towards Leicester, Peterborough and Cambridge, further enhancing the town's accessibility.

More importantly for 7 High Street and surrounding businesses, approximately £11 million of investment was secured for the Stockyard project in Melton Mowbray. The scheme is intended to support food production, events, tourism and economic activity, strengthening Melton's position as a destination for food and drink.

The Council's current town-centre strategy specifically identifies tourism, town-centre regeneration, increased visitor numbers and inward investment as key priorities.

The Stockyard regeneration has now progressed through planning, with the Council describing it as a flagship project intended to support Melton's food sector and enhance the town's potential as a cultural and visitor destination



GENERAL INFORMATION

RENT: £31,500 per annum, exclusive of rates.

VIEWING: Strictly by appointment with Shoulers LLP, Tel:- 01664 560181 Option 5 Commercial

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.

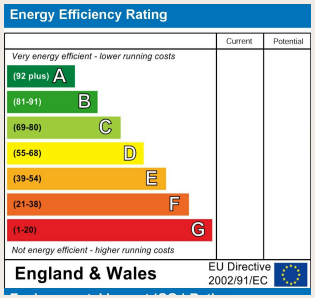
TENURE: The premises are available To Let by way of a new lease, wih terms to be agreed. Min 3-Years

TERM: A new internal repairing and insuring lease is offered for three years

EPC: This property has an Energy Performance Efficiency Rating Band . Ref

VAT: VAT is not currently payable on the rent.

- **£31,500 per annum exclusive**
- **Approximately 2,626 sq. ft total accommodation**
- **Approximately 1,926 sq. ft ground floor**
- **Approximately 700 sq. ft clean and dry basement**
- **High ceilings and original period features**
- **Retained bank vault at ground-floor level**
- **Open-plan internal feel**
- **Excellent town-centre position**
- **Strong potential for restaurant, café, bar or hospitality use**
- **• Potential for hotel / boutique accommodation, subject to planning and listed building consent**



EPC: A full copy of the EPC is available upon request or can be downloaded from:

https://www.gov.uk/find-energy-certificate

Shoulers LLP, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
e.danby@shoulers.co.uk

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