

# MUSSON LIGGINS



MELTON MOWBRAY

**43 NOTTINGHAM  
STREET**

**£22,500**

128.23 m<sup>2</sup> / 1,380 ft<sup>2</sup>

**TO LET**

High Street Retail Premises

 43 Nottingham Street, Melton  
Mowbray, Leicestershire, LE13 1NN

 0115 941 5241

 [jack@mussonliggins.co.uk](mailto:jack@mussonliggins.co.uk)

 [mussonliggins.co.uk](http://mussonliggins.co.uk)

# MUSSONLIGGINS



## GENERAL DESCRIPTION

The subject property comprises a high-quality ground-floor retail unit situated with a frontage in the heart of Melton Mowbray.

### FEATURES

- ▶ BUSY HIGH STREET LOCATION
- ▶ LARGE GLASS RETAIL FRONTAGE
- ▶ CCTV SECURITY FEATURES



43 Nottingham Street,  
Melton Mowbray,  
Leicestershire,  
LE13 1NN



## LOCATION

The subject property is located to the west side of Nottingham Street, a now pedestrianised location within the Town Centre of Melton Mowbray.

Melton Mowbray is considered to be a Market Town situated on the A606 and A607, with the A606 providing direct access to Nottingham City Centre located approximately 20 miles distance to the northwest and to the southeast links with Oakham located approximately 10 miles distance. The A607 to the southwest has eventual links with Leicester located approximately 20 miles distance where additional links are available with the M1 and the A607 to the northeast links with Grantham approximately 15 miles distance where links are available with the A1.

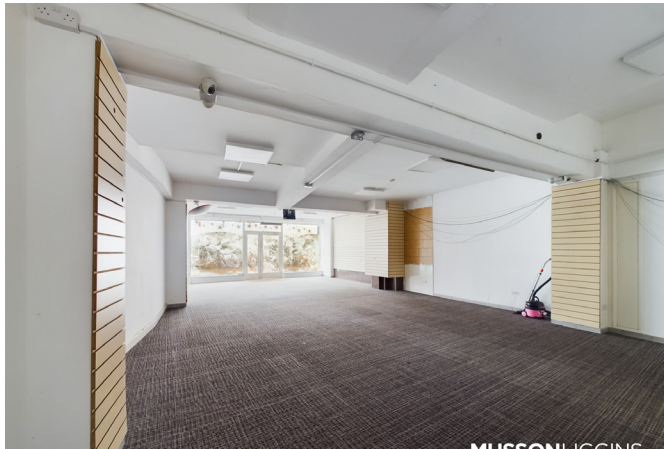
## DESCRIPTION

The subject property comprises a high-quality ground-floor retail unit situated with a frontage to the now pedestrianised Nottingham Street in the heart of Melton Mowbray.

Internally the property benefits from a good-sized open plan retail area with accompanying office, stock room and W/C facilities to the rear.

The property further benefits from CCTV security features and a large glass retail frontage.

43 Nottingham Street	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor	128.23	1,380





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## BUSINESS RATES & COUNCIL TAX

Rateable Value: **£18,250**

This is not the amount you will pay.  
For further information please contact  
Melton Borough Council on 01664 502 502.

## PLANNING

We understand that the property has  
Planning Consent for its existing use.  
For further information on planning and use,  
please contact Melton Borough Council Planning  
Control Department, telephone 01664 502 502.

## EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance  
Certificate can be obtained from the Agents

## TERMS

The property is available to let by way of a  
New Lease on terms to be agreed.

## PRICE

**£22,500 (Twenty Two Thousand  
Five Hundred Pounds)**

## SERVICES

We understand that electricity and water  
are connected to the premises however we  
recommend that interested parties contact the  
relevant service providers to confirm this.

## VAT

Prices are quoted exclusive of Value Added Tax (VAT).

## LEGAL COSTS

Each party will be responsible for their own  
legal costs incurred in this transaction.

## VIEWING

Strictly by prior appointment with the  
Sole Agents Musson Liggins Ltd.

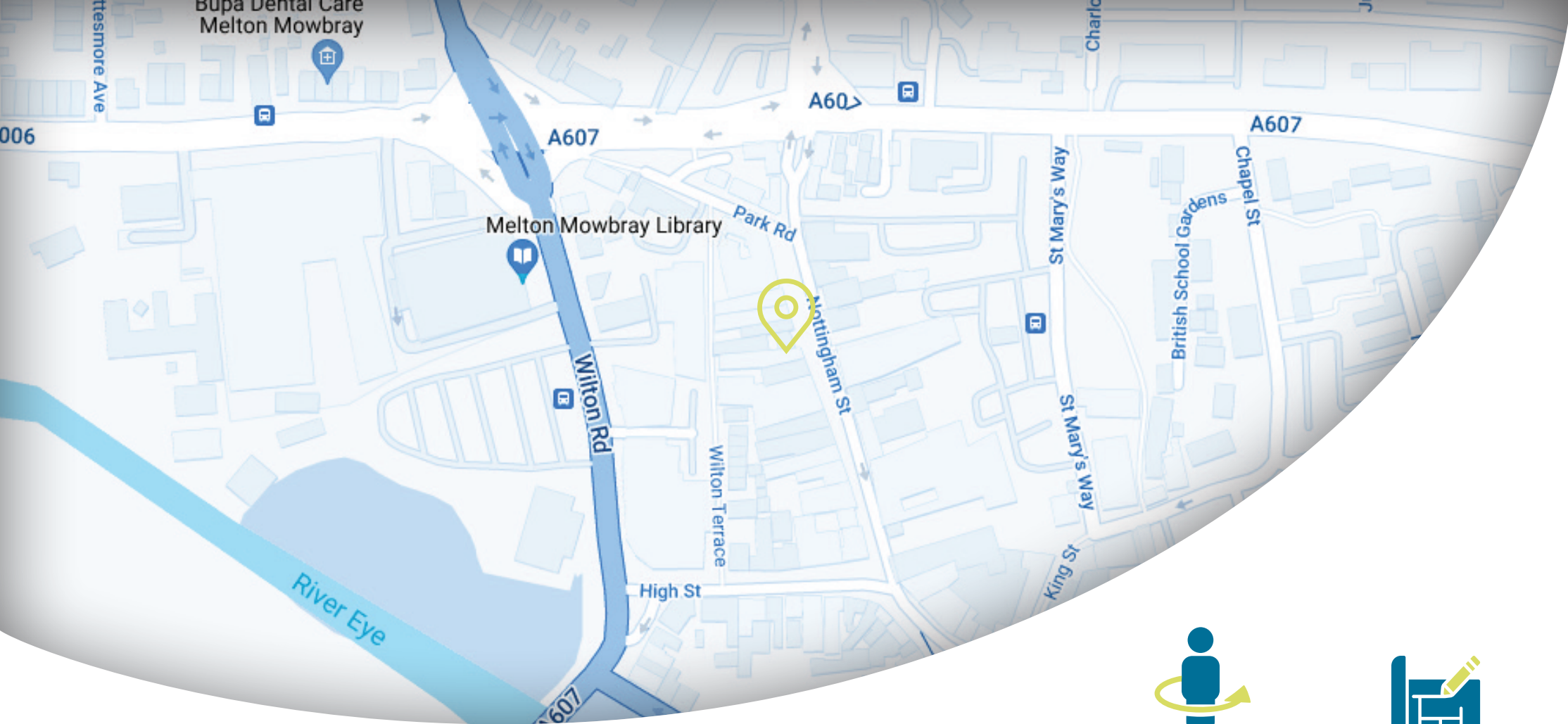
## CONTACT

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 [info@mussonliggins.co.uk](mailto:info@mussonliggins.co.uk)

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## MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

# MUSSON LIGGINS



Brigade House 5, Albion Street,  
Beeston, Nottingham NG9 2PA



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TENANT ADVICE**

At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



**JACK FARRELL** BSC (HONS) MRICS  
SENIOR SURVEYOR



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