



TO LET

**22-24 NOTTINGHAM STREET
MELTON MOWBRAY
LE13 1NW**



17,978 sq.ft (1,670.20 sq.m.)

Approx. Net Internal Area

- Substantial town centre store.
- Available as one store or split
- Prime High Street Position
- Rent on application





Location:

The property is prominently situated on the south side of the pedestrianised Market Place at the heart of Dudley town centre.

Description:

The property comprises two adjacent shop units with two main floors of storage above.

The left unit has a large sales area, with small goods store just off and large main store separately to its rear. There is a further storage area to the rear of this with rear access via a large loading bay and goods lift provides access to upper floors. The upper floors extend over both units

Accommodation:

	sq. m.	sq. ft.
Ground	802.52	8,638
First	703.84	7,575
Second	107.95	1,162
Total	1,614.31	17,375

Additionally, there is a mezzanine loading area that will form part of the property if let to one occupier or will be shared if split, this adds 602 sq.ft. (55.89 sq.m.)

Please note we have not measured the property and have relied on third party measurements.

Tenure:

The property is available on a new lease of five years or more.

Quoting Rent:

On application.

Rates:

We understand the property has two entries in the rating list.

Shop & Premises £27,000
Shop & Premises £47,250

Interested parties should confirm the exact amount payable with the local authority.

Planning:

We believe the property has established E class planning consent.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor

Legal Costs:

Each party to pay their own legal costs.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification

EPC:

The property has two EPC entries of D89 and E108.



Viewing:

Strictly via sole agents:

**Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP**

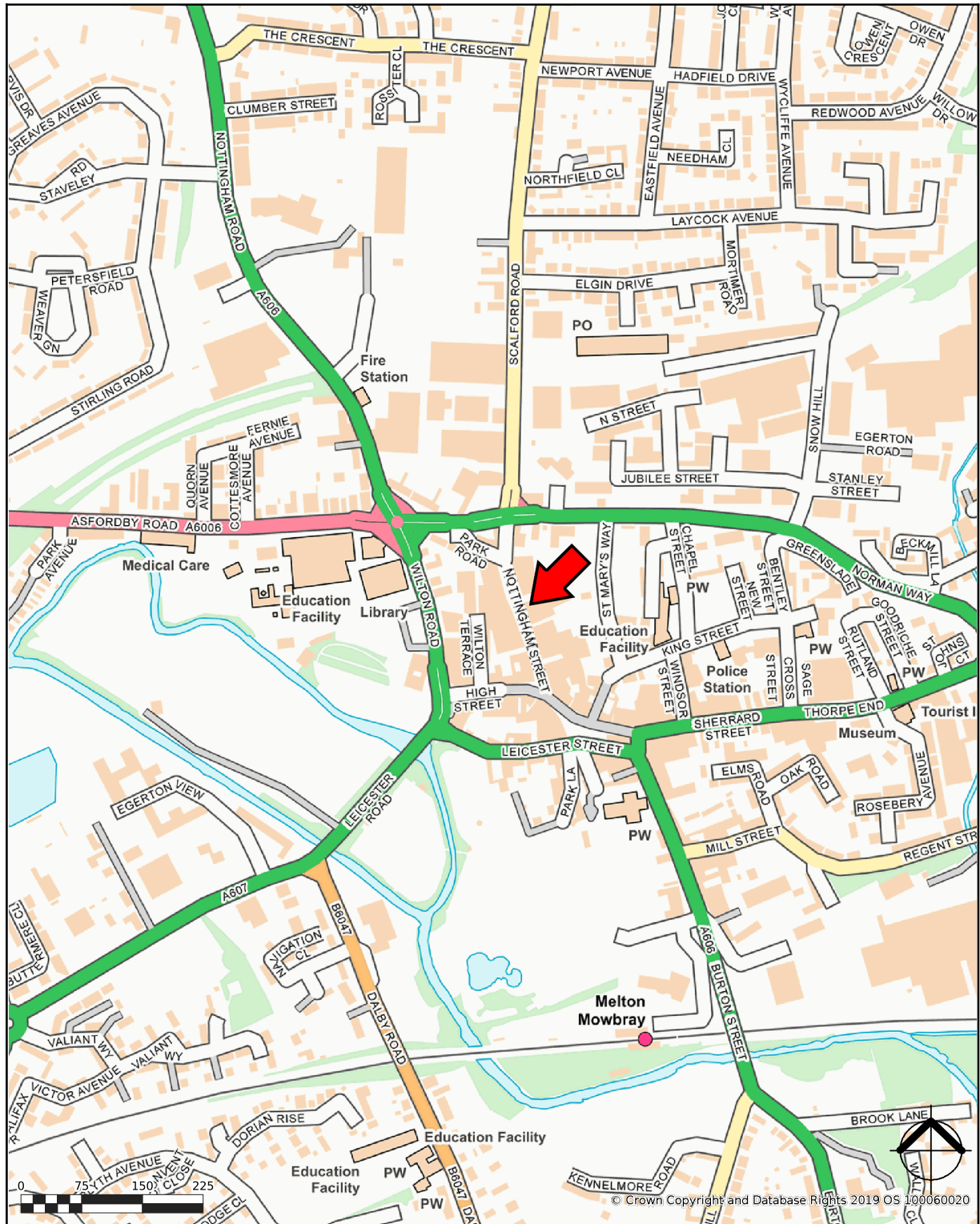
**Tel: 0121 455 9455
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**Contact: David Walton
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**Ref: RA0
Date: March 2021**

Subject To Contract





created on **edozo**

Plotted Scale - 1:7,500