



MELTON MOWBRAY

FOR SALE

RETAIL UNIT A / RETAIL UNIT B
MELTON MOWBRAY, LE13 0UJ

Offers in excess of **£150,000**

Investment Opportunity

- Fantastic opportunity to acquire two brand new retail units in Central Melton Mowbray.
- Fantastic footfall on Melton's busy Wilton Road.
- Each unit approx 500sq.ft.
- Brand new EPC ratings of category "C"
- Usage for Barbers, Convenience store, Nail Bar, Cafe, Hair Salon
- Great yield for Investment purposes



Viewing strictly by appointment with the sole agents.

www.shoulers.co.uk

Tel: 01664 560181

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

LOCATION

Melton Mowbray is a largely agricultural based historical market town situated approximately 15 miles north east of Leicester and 25 miles south east of Nottingham.

Current town population of around 24,000 and a loyal shopping catchment of about 45,000. In addition the town is a popular tourist centre with weekly Cattle and Farmers Markets as well as a traditional open street market. Major employers include, Mars UK, Pera and Samworth Brothers. The premises are situated within the town centre fronting Wilton Road, a main circulatory route around the town. Adjacent national occupiers are Barclays Bank, Wetherspoons, Iceland Frozen Foods, Boyes Department Store and TSB Bank in the same parade.

Finished to a High-Spec



Fantastic Investment opportunity for some one looking for two self contained Retail Units, finished to a high-spec, potentially returning 7.5% -8% yield from current market rental. Fantastically positioned on one of Melton Mowbray's busiest roads.

Viewing Highly Recommended

ACCOMMODATION

Two retail Units both of approx 500sq.ft in central Melton Mowbray.

Wilton Road (A606) is a busy central road through the centre of Melton Mowbray of local retailers and nearby multiples including Witherspoons, Boyes, Barclays bank and several Council Parks. Well situated close to the local parks, the Bus Station with fantastic footfall.

Melton Mowbray also holds a weekly market on Tuesdays and the two units sit next to Melton Bus Depot, which has in excess of 200 parking spaces which is used all week and weekends.

The ex-Council Public Toilets, sympathetically transformed are easy-to-manage shops, and lend themselves to usage of barbers, nail bars, florists, convenience stores and hair salons. These affordable premises would suit a variety of retail uses.

Front Width: 11' 9" with roof light over rear., opening to 14' to the rear

Shop Depth: 28' with store room at the rear and kitchenette and separate W.C

Sales Area: approx 400sq.ft fitted with vinyl/laminate flooring, good quality LED spot lighting and a security alarm system (not tested).

W.C and wash lobby fitted with sink unit and storage shelving.



GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, Kings Road, County Chambers, Melton Mowbray, Leicestershire, LE13 1QF

TERMS: Freehold sale - Subject to Contract

VAT: VAT is not currently payable on the sale

SERVICES: Mains electricity, water and drainage are connected. The service installations have not been tested by the agents and prospective tenants should make their own enquiries.

HEATING: ELECTRIC STORAGE HEATERS

W.C and wash lobby fitted with sink unit and storage shelving.

EPC: Logged as "E" rating, but we believe these have been re-tested and come in at a "C" rating

The full EPC available on request and downloadable from:

<https://www.ndepcregister.com/>

Fantastic Footfall in Melton Mowbray A606



Central Location



Location



County Chamber, Kings Road, Melton
Mowbray, LE13 0UJ

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