



43&47 BURTON STREET

MELTON MOWBRAY, LE13 1AF

Offers invited

**FOR SALE £275,000
REDUCED**

ACCOMMODATION

43 BURTON STREET

Width: 31 ft (9.45m)

Depth: 52 ft (15.85m)

Sales Area: 1,515 sq ft (140.75 sq m)

Ancillary: 21 sq ft (1.95 sq m)

Outside: Part of the rear yard for parking

Terms: Let from 11th December 2020 to 10th December 2030 to Fireaway Pizza (Melton) Limited, at £17,500 rising to £18,000 per annum on 10th December 2021, on tenant's full repairing and insuring terms with a rent review on 11th December 2025.



47 BURTON STREET

Terms: Let from 10th October 2005 to 9th October 2130 with four parking space in rear yard at £100 doubling every 25 years, on tenant's full repairing and insuring terms. Originally let as offices, the lease was sold to a developer who has converted to flats and marketed for sale on subleases from £110,000.

LISTING:

The property is listed Grade II, along with the greater proportion of buildings in the street, which has been transformed by the new Council Offices, public carpark and railway station improvements opposite.



INVESTMENT PROPERTY - 6.6% YEILD

Located in a conservation area, with a frontage of 57 feet to a main street, this handsome Georgian town house has been converted to provide a ground floor open plan retail unit let as a take-away and restaurant, while the remainder of the building is let on long lease to a developer who has converted it to six flats.

The business produces £18,100 rent per annum



VIEWING: Attend exterior in daylight hours, attend take away/restaurant as customer and apply to Lessee's sales agent to see flats. All enquiries to Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF. Tel:- (01664) 560181

TENURE: Freehold, fully let and subject to tenancies above. The carriage arch and yard are subject to a right of way to 45 Burton Street, a small office building which includes one freehold parking space in the yard.

VAT: VAT is not payable on the rents or selling price.

SERVICES: Mains electricity, gas, water and drainage are connected. The service installations have not been tested by the agents so prospective purchasers should make their own enquiries as to their condition and suitability for intended use.

RATEABLE VALUE: No.43 - £18,000 No.47 – Residential conversion, not assessed for business rates.

EPC: No.43 is exempt as Listed but has an Energy Performance Asset Rating Band C. Ref: 0498-0892-5430-8390-6203. The full EPC available on request and downloadable from: <https://www.ndepcregister.com/>

No.47 EPC rating exempt as Listed.



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EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
102-110	A		
81-101	B		
62-80	C		
43-61	D		
25-42	E		
9-24	F		
1-8	G		

For energy efficient - register saving.com
England & Wales EU Directive 2002/91/EC