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Tel: Melton Antiques & Collectables
Melton Antiques
and Collectables
A n t i q u e s & C o l l e c t a b l e s
01664 2238
Sorry we're CLOSED

60 KING STREET

MELTON MOWBRAY, LE13 1XB

TO-LET
£9,500 per annum

A unique period retail premises, with front ground floor of probably 17th century core within a Georgian shell. Timbered ceiling to the front sales area with an attractive bay window. Thought to be the first time on the market to let for over 70 years.

Melton Mowbray town centre, having acquired the mantle of Rural Capital of Food, has undergone much improvement provided by local Heritage funding.



Built Frontage: 12' 6'

Shop depth: (incorporating steps) 42'

Net Internal Area: 1,404 sq ft

Ground Floor:

Front Sales: 230 sq ft

Middle Sales: 218 sq ft

Remainder: 242sq ft with stairs to first floor

and kitchenette.

w.c

First Floor:

Main workroom: 280 sq ft with fire escape.

Lobby: 65 sq ft

Steps to:

Lower Store: 94 sq ft with stairs to second floor.

Front Office/Workroom: 105 sq ft

Second Floor:

Attics: 170 sq ft



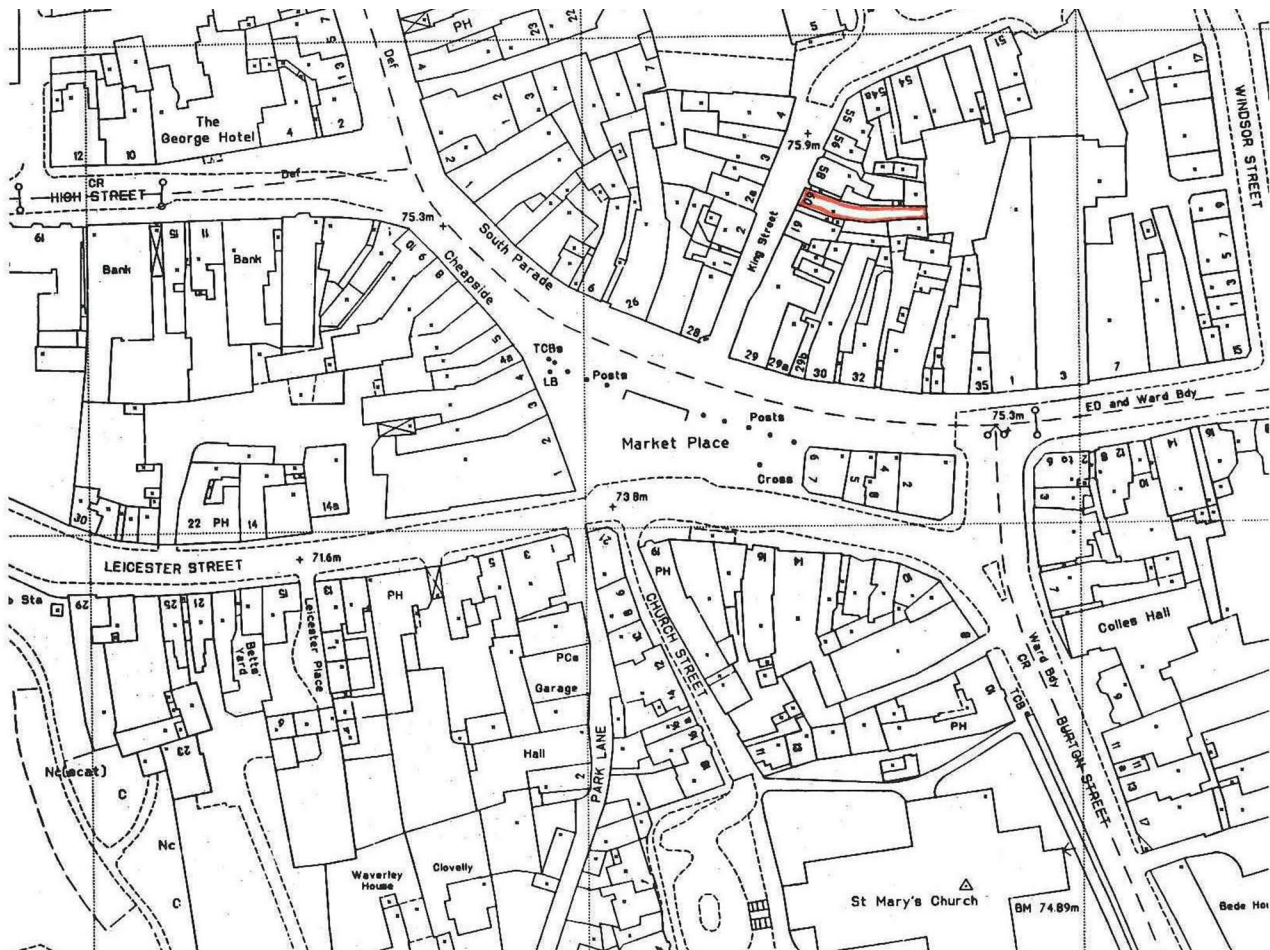
VIEWING: Strictly by appointment with Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: 3 Year Agreement on FRI terms

SERVICES: Mains electricity, gas, water and drainage.

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers



County Chambers
Kings Road, Melton Mowbray
Leicestershire, LE13 1QF

www.shoulers.co.uk
e.danby@shoulers.co.uk
Tel: 01664560181

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

Energy Efficiency Rating	
Band	Current
A	
B	
C	
D	
E	
F	
G	

For energy efficient - higher rating code
For energy efficient - lower rating code

England & Wales EU Directive 2002/91/EC