



4 NOTTINGHAM STREET

MELTON MOWBRAY, LE13 1NW

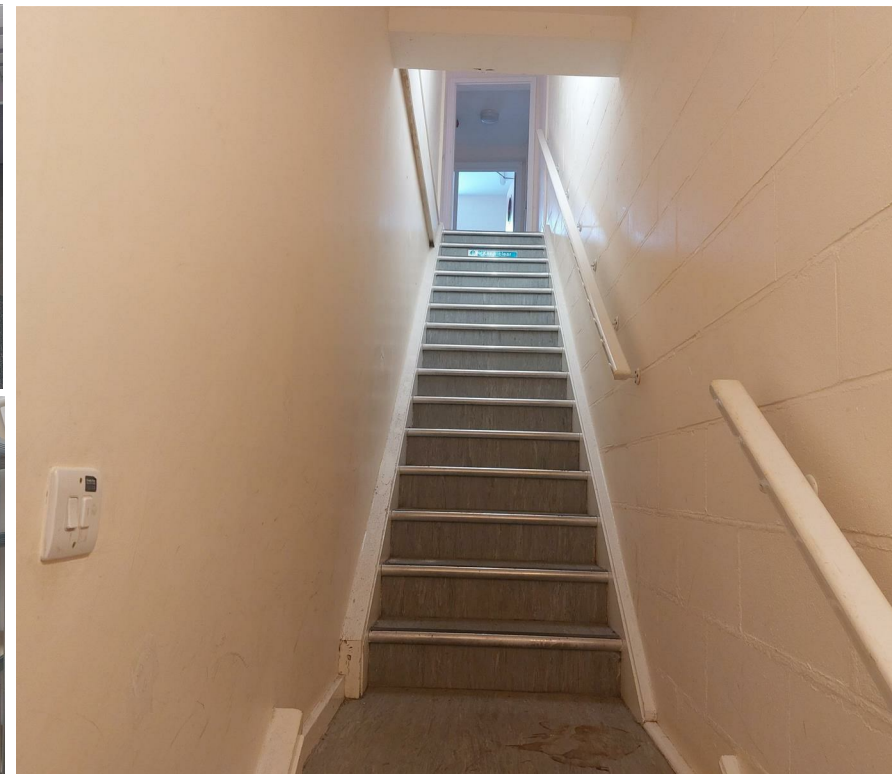
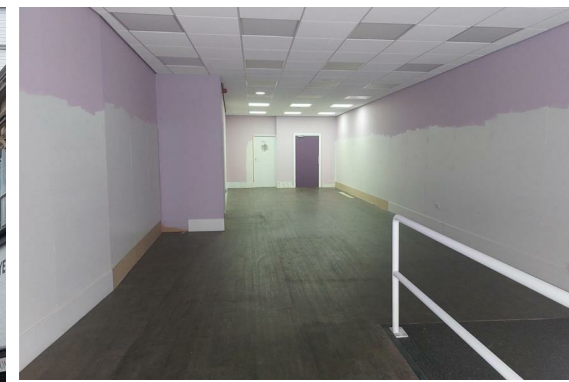
TO-LET £16,000 per annum

Suitable for multiple uses: A1-Retail/ D2-Clinic/ A2- Professional Services

A modern retail premises currently divided into a large front sales area with a partitioned ancillary store at the rear of the property. The property is over two floors with separate W/C and Kitchen area, with access through a fire door to a roofed terrace/ fire escape.

The ground floor lock-up shop of regular proportions, is sited in a main pedestrianised shopping street running between Market Place and the Cattle Market trading area. A conservation grade shop front provides double window display and single entry door. Neighbouring traders include , Wilko, Argos, Rymans and Edinburgh Wool, Costa Coffee , Neros, including many independent traders.

Tuesday holds a huge Independent Street Market, which runs across the front of the property creating footfall of approx 1.9 million per annum.





Well located retail unit positioned on pedestrianised street.

Ground floor sales 939 sq ft (87.24 sq m)



LEADING TO:
Upper floor storage/ working area of 539 sq ft (50.07 sq m).

2nd floor W/C and Kitchen area, with access to a flat roof fire escape.



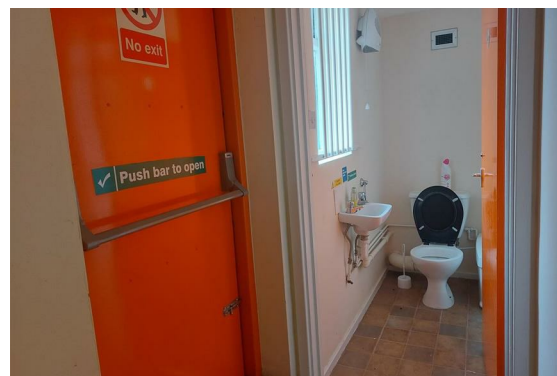
Large public car park to rear.

-Passing Rent £16,000 per annum

-Rent incentives available.

-Full repairing and Insuring Lease.

-Lease Term: Between 3 and 6 years preferable



LOCATION



County Chambers, Kings Road
Melton Mowbray
Leicestershire LE13 1QF

www.shoulers.co.uk
e.danby@shoulers.co.uk
Contact :Edward Danby
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Tel: 01664 560181

TERMS AND VIEWINGS

TERMS: A tenant's internal repairing and insuring lease is offered for a term of 3-6 year term.

VAT: We understand that VAT is payable on the rents.

RATEABLE VALUE: Rates to be re-assessed once areas of occupation are known.

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

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

EPC: The property is Grade II listed and is exempt from the requirement for an Energy Performance Certificate.

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

Energy Efficiency Rating	
Band	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

England & Wales EU Directive 2002/91/EC