



CONSCIOUS EATING

Naturally good for you

**Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

**4 NOTTINGHAM STREET**

MELTON MOWBRAY, LE13 1NW

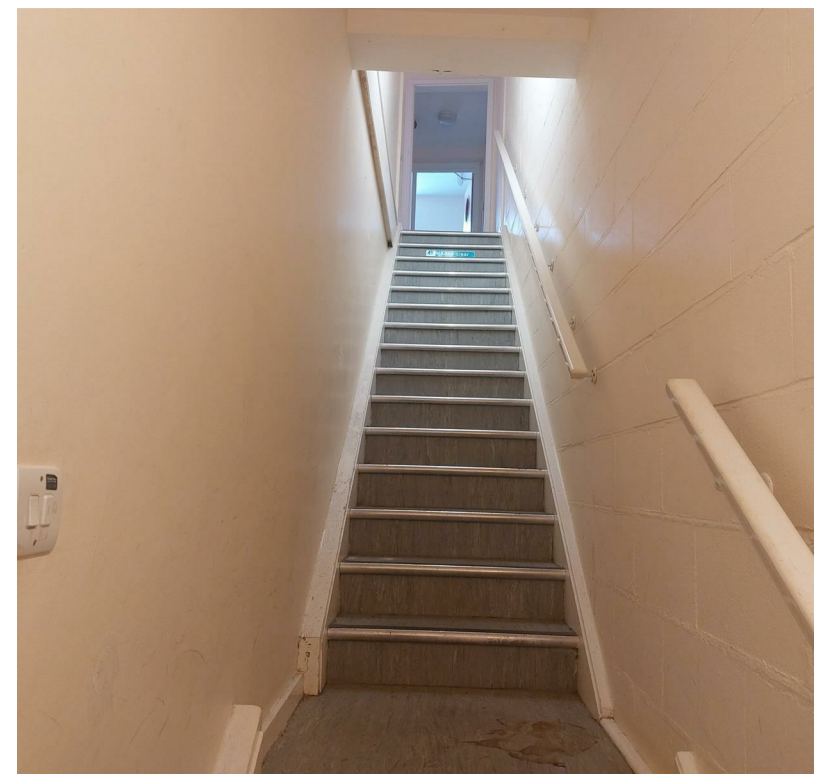
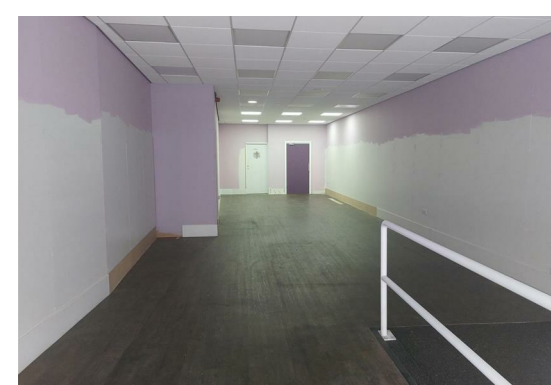
**FOR SALE OIRO £245,000**

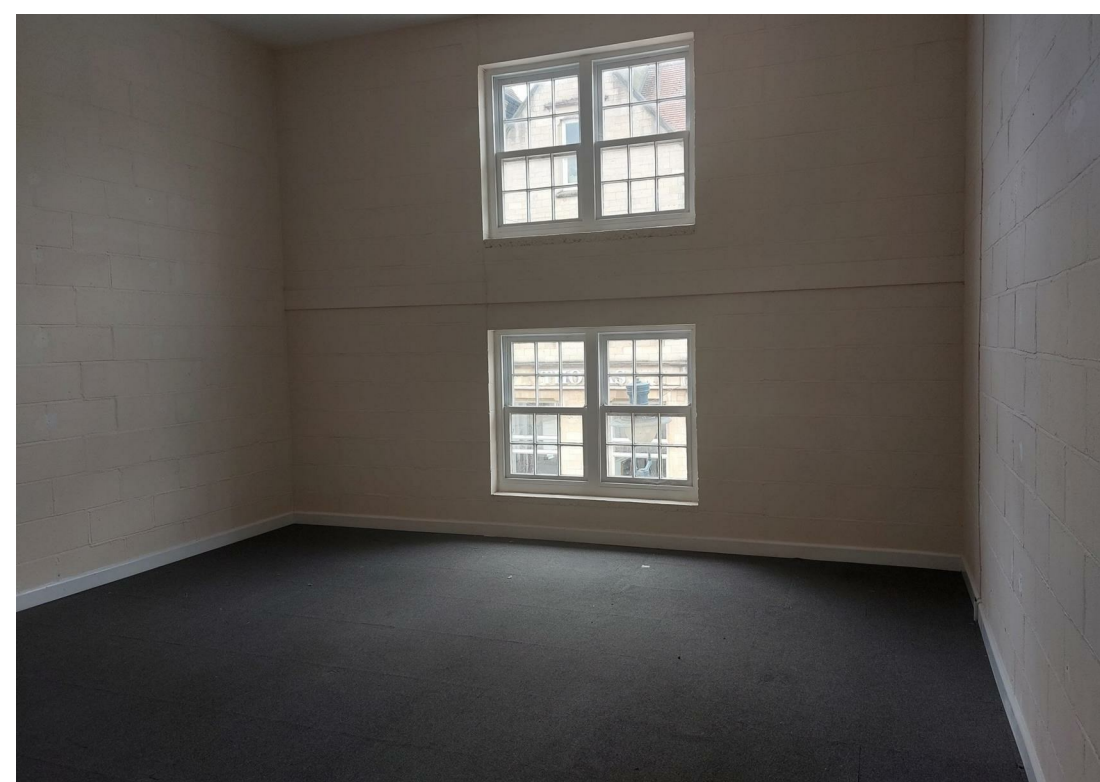
**Suitable for multiple uses: A1-Retail/ D2-Clinic/ A2- Professional Services**

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.





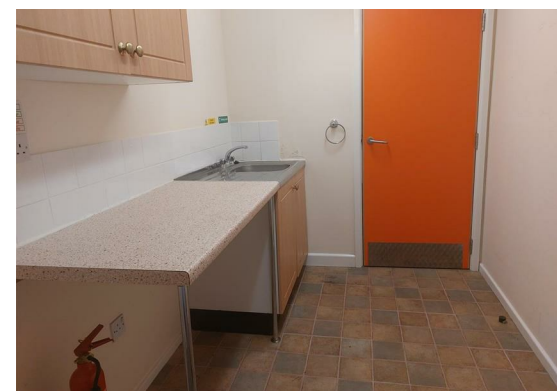
Well located retail unit positioned on pedestrianised street.



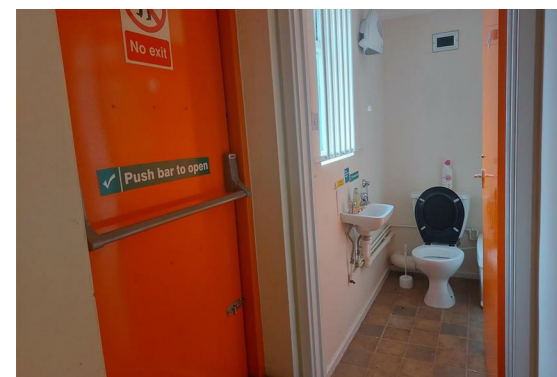
Ground floor sales 939 sq ft (87.24 sq m)

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.



**VAT:** We understand that VAT is payable on the purchase price

**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 purchasers should make their own enquiries.

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

County Chambers, Kings Road  
Melton Mowbray  
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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

