



Licensed Restaurant

**THE NEW SIMLA** INDIAN CUISINE

01664 569243 / 566 817

No Loading  
Mon - Sat  
7.30 - 6.00 am  
4.30 - 6.00 pm

**22 LEICESTER STREET**

MELTON MOWBRAY, LE13 0PP

**TO- LET £18,000 Per Annum**

Exciting opportunity to acquire a Leasehold Rental property.  
Currently Restaurant with extensive First Floor living accommodation  
A Must View property



A chance to purchase a substantial property within the historic town of Melton Mowbray.

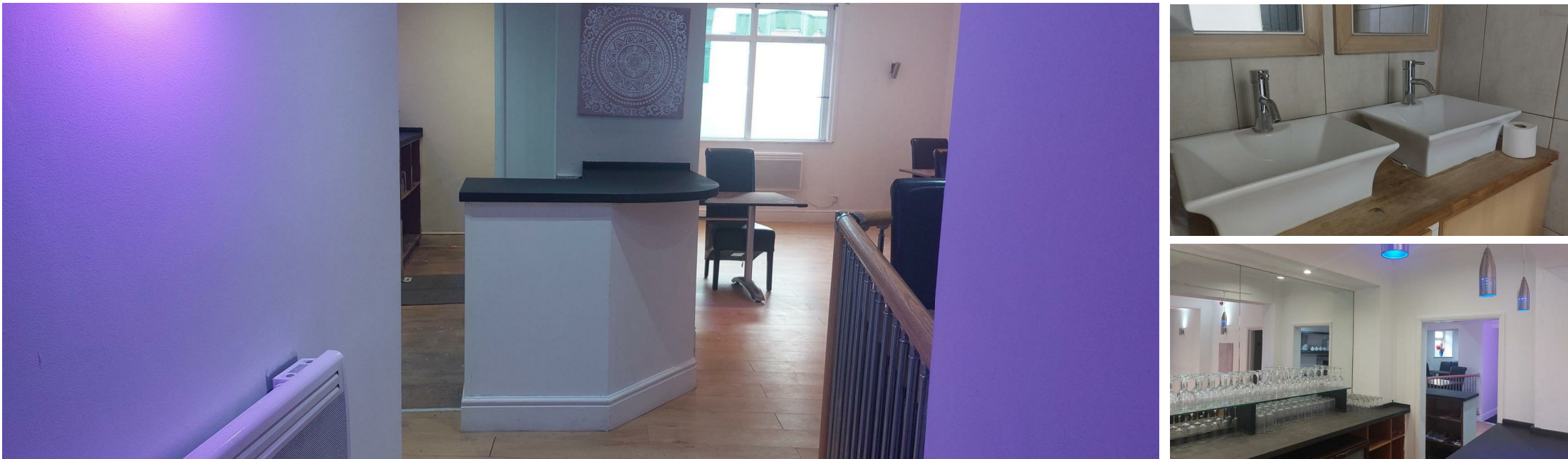
The property consist of:

Ground floor Restaurant with fully kitted out Commercial kitchen , to include , :  
Clay Oven, Burners, Fridges, freezers , stainless steel sinks and work stations.

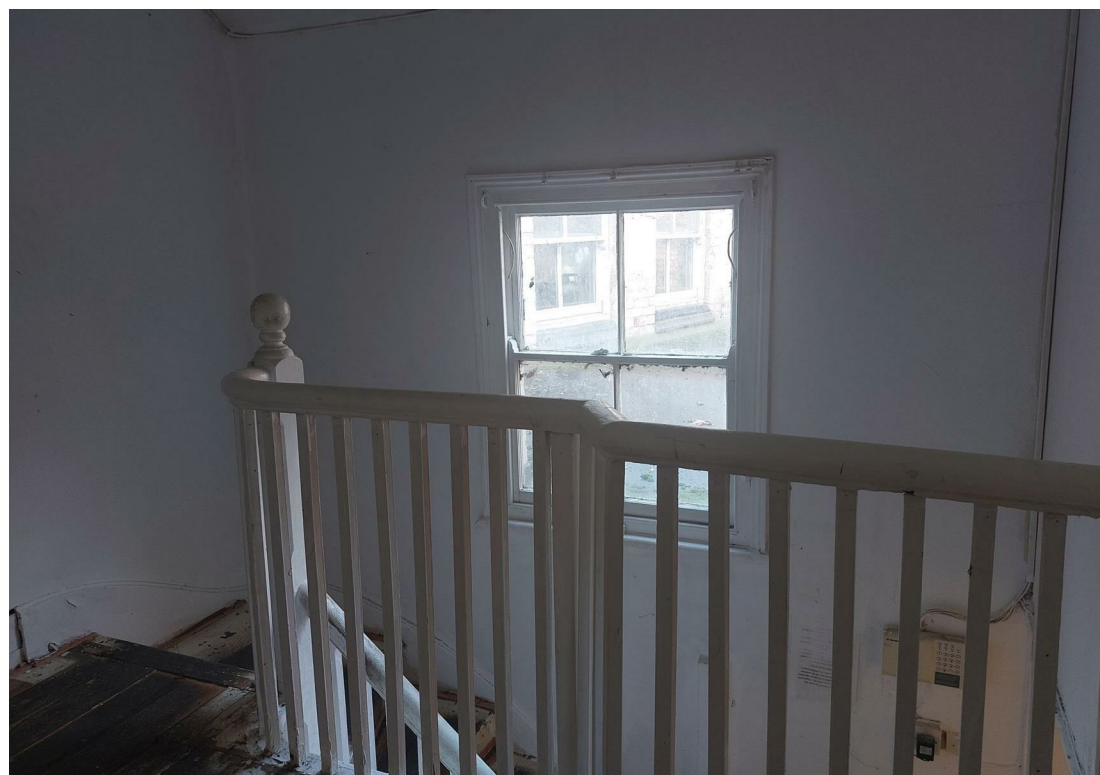
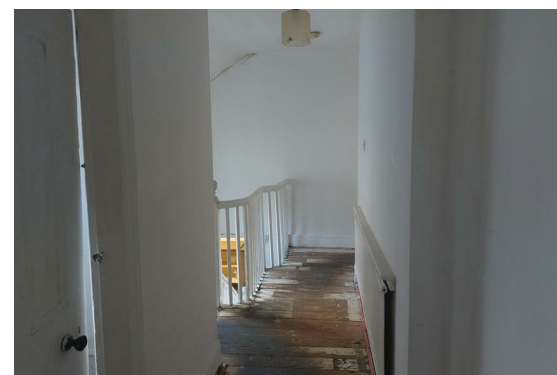
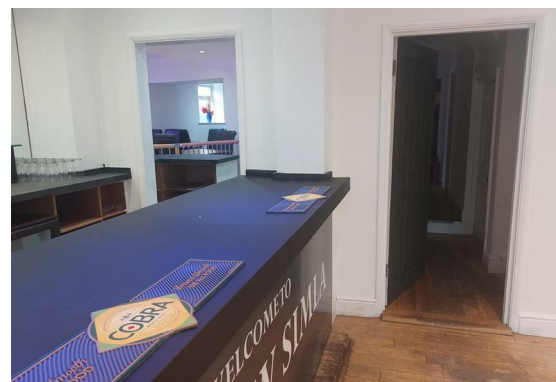
The main seating area includes all tables and chairs. There is also an attractive Bar-Area for pre-dinner drinks. The property includes a cellar, which houses Draft Beer equipment and storage for Wines.

The first floor accommodation is as follows:

3 Bedrooms , Living room, Study and single bathroom, long landings and a substantial Kitchen Diner with fitted Units.  
(Modernisation of living area is required ).







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

**TERMS:** A new full repairing and insuring tenancy agreement is offered for a minimum of three years.

**VAT:** VAT is not currently payable on the rent.

**SERVICES:** Mains electricity, water and drainage are connected. The service installations and fittings have not been tested by the agents. Prospective tenants should make their own investigations as to their suitability to their intended use.

**RATEABLE VALUE:** £14,000 per annum

**EPC:** TBC upon completion of Letting



, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

[www.shoulers.co.uk](http://www.shoulers.co.uk)

[e.danby@shoulers.co.uk](mailto:e.danby@shoulers.co.uk)

Tel: 01664560181

**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 more information, visit [www.nrg.gov.uk](http://www.nrg.gov.uk)  
 England & Wales EU Directive 2002/91/EC