22 LEICESTER STREET

MELTON MOWBRAY, LE13 0PP
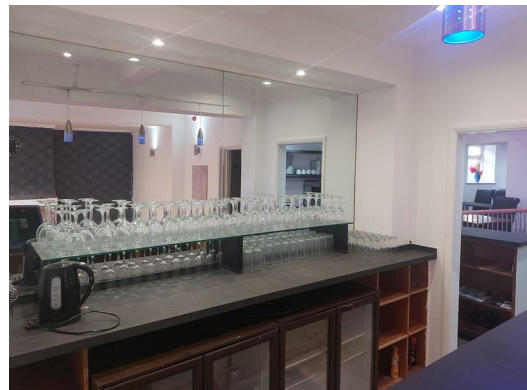
For Sale £325,000

A Must View Property

Investment /Work-Home-Life balance opportunity

Approx 1200sq.ft Restaurant / 1000 sq.ft 1st floor living

Exciting opportunity to acquire a Freehold property.
Currently Restaurant with extensive First Floor living accommodation
Ideal Work to Home balance in the historic town of
Melton Mowbray (Town Centre Location)

A must view Town Centre Property

A chance to purchase a substantial property within the historic town of Melton Mowbray.
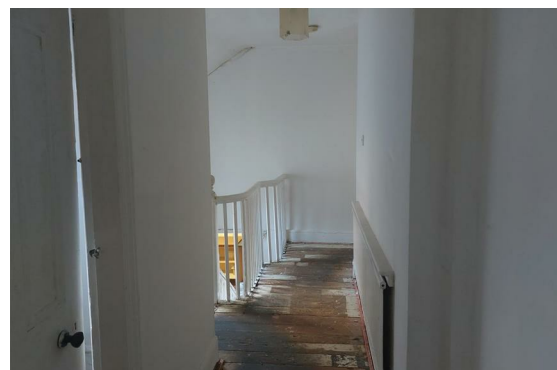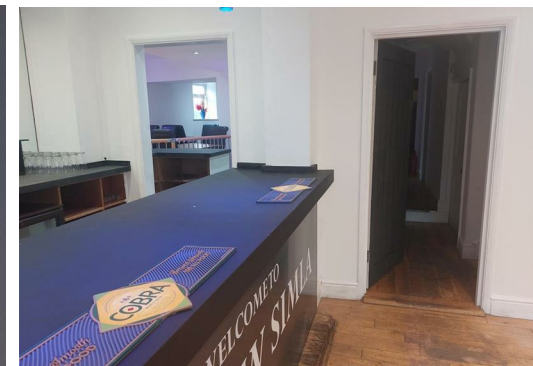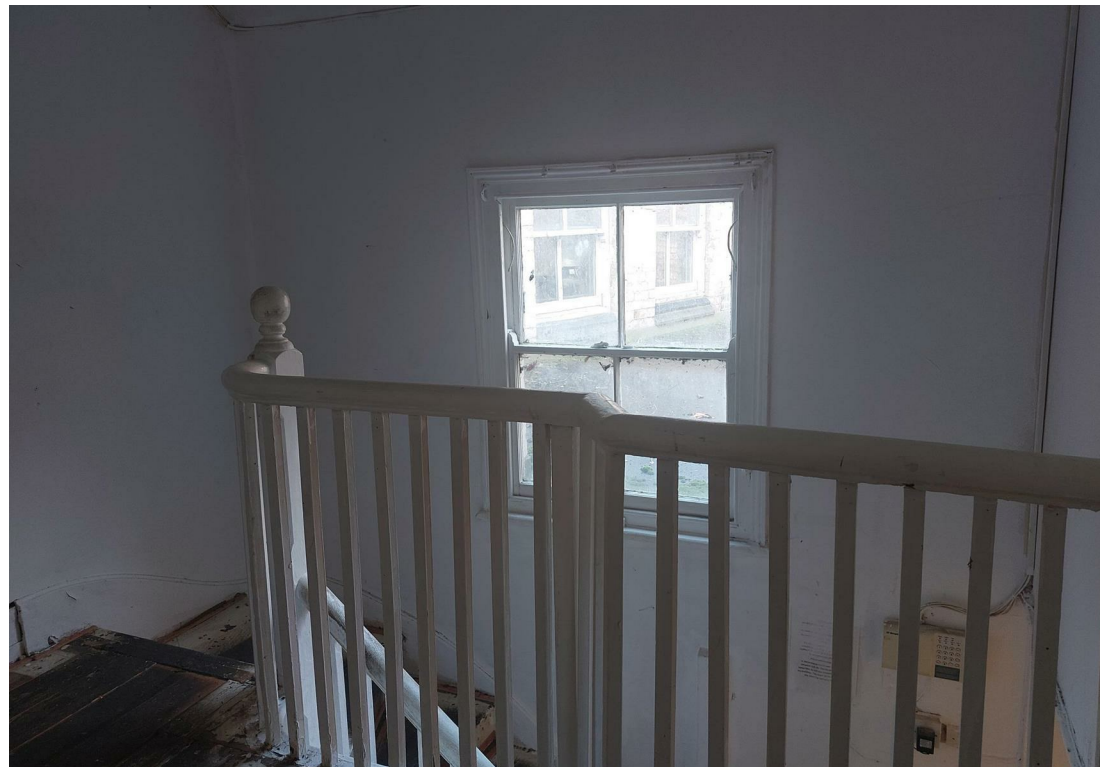The property consist of:
Ground floor Restaurant with fully kitted out Commercial kitchen , to include ,:
Clay Oven, Burners, Fridges, freezers , stainless steel sinks and work stations.
The main seating area includes all tables and chairs. There is also an attractive Bar-Area for pre-dinner drinks. 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 Dinner with fitted Units.
(Modernisation of living area is required).

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

VIEWING: Strictly by arrangement through Shouler & Son, Kings Road, County Chambers, Melton Mowbray, Leicestershire, LE13 1QF
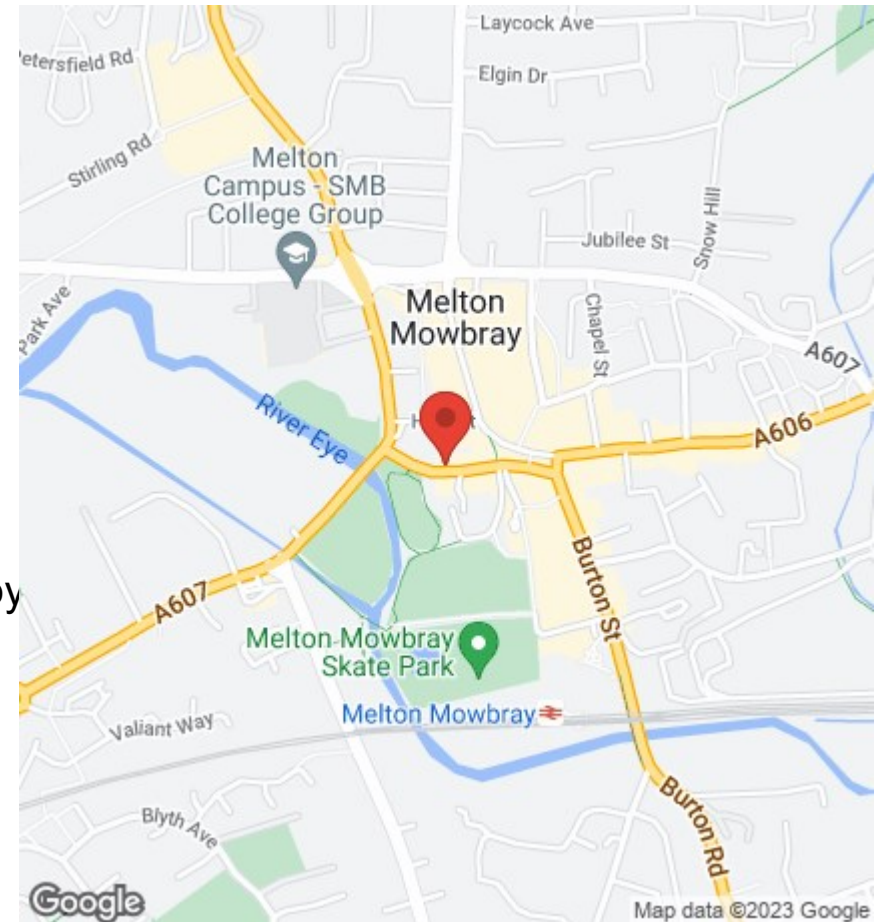
TEL: 01664560181

Email: e.danby@shoulers.co.uk

TERMS: Freehold sale - Subject to Contract

VAT: VAT is not currently payable on the sale

SERVICES: Mains electricity, Gas, Water and drainage are connected. The service installations have not been tested by the agents and prospective purchasers should make their own enquiries.

EPC : Previously rated "D".

Map data ©2023 Google

, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

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