

HUMES LIGHTING

Tel: 01664 563830



CLOSING  
DOWN  
STOCK  
LIQUIDATION  
ALL LIGHTING  
NOW FURTHER  
REDUCED FOR  
CLEARANCE

Substantial Commercial Property. Central Melton Mowbray  
Private Car-Park for 12 Cars

45 NORMAN WAY  
MELTON MOWBRAY, LE13 1JE

For Sale £325,000 OIRO

Sale due to retirement.

“W T Hume & Son” has been a Family Business in Melton Mowbray for over 60 years.

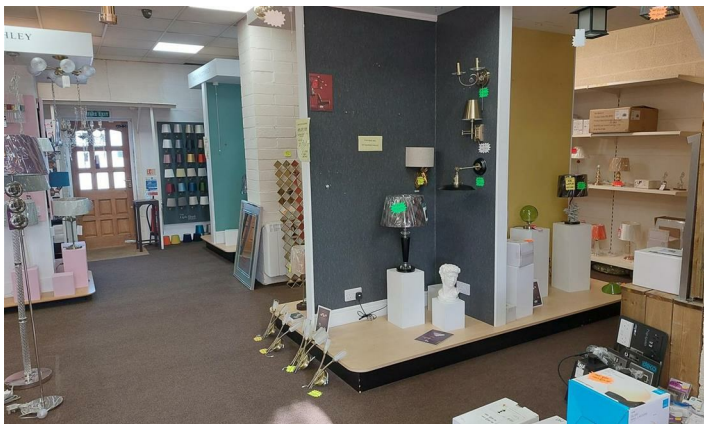
The property consists of a single storey breeze block/ brick and flat-roofed (recently replaced) building approx 1970c.

Forecourt and frontage with rear parking for 10-12 cars

**Gross internal area approx 2000 sq. ft. Please note the property was originally built with foundations to support a second floor on the building. It also incorporates a built in "Lift Shaft" for use to the potential second floor.**

It comprises of showroom, washroom and toilet, office, with glass partition, side elevation storage and rear workshop.

Paved forecourt and concrete rear yard for Customer Parking. Small side storeroom between 45 and 47 Norman Way.





The property is strategically located off the A607 Leicester Road, metres from the town centre, within easy commuting distance of Leicester (16mi), Nottingham (23mi) and Grantham (19mi). The town has good rail links to Leicester and Peterborough and nearby intercity service to London from both Grantham and Leicester.

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

**TERMS:** Freehold sale - Subject to Contract

**VAT:** VAT is not currently payable on the sale

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

**HEATING:** ELECTRIC HEATERS

W.C and wash lobby fitted with sink unit and storage shelving.

**EPC:** Logged as "E" rating, but we believe these have been re-tested and come in at a "C" rating  
The full EPC available on request and downloadable from.  
TBC



# Shouler & Son

Land & Estate Agents, Valuers & Auctioneers



County Chambers  
Kings Road  
Melton Mowbray  
LE13 1QF

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

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**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

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