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Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

THOMAS

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THOMAS & THOMAS
London Standard Hairdressing

Tel 01664 566 812

PLEASE MIND
THE STEP

2 HIGH STREET

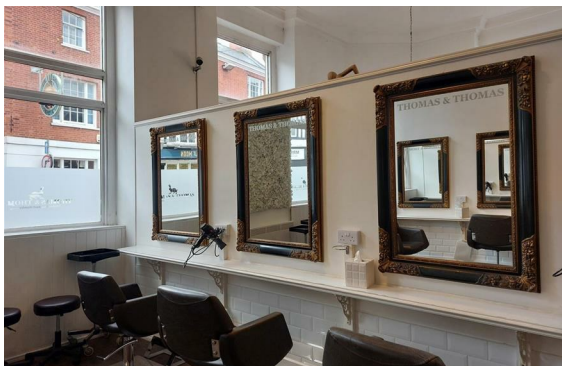
MELTON MOWBRAY, LE13 0TR

TO-LET £16,500 per annum

Ground Floor Retail / Services Sector of **730 sq.ft** property in the centre of Melton Mowbray. Beautiful character building with fantastic footfall, positioned on the corner of two major pedestrian shopping streets, amongst independent and National retailers, Service sector, Cafes, and Public houses.

High Street in Melton Mowbray, Leicestershire, is a vibrant and bustling area known for its historic charm and unique local offerings. This picturesque street is lined with a variety of shops, cafes, and restaurants, making it a popular destination for both residents and visitors. The architecture along High Street showcases a mix of traditional and contemporary designs, reflecting the town's rich history and modern-day appeal.

High Street is also a hub for community events and cultural activities, making it a lively and welcoming place to experience the heart of Melton Mowbray.





The shop has been occupied most recently as a successful Hair salon and is offered for either continued A1 retail use or alternative uses such as A3 (café/restaurant) for which the Landlord would need to be consulted.

Ground Floor Sales (NIA): 730 sq ft (67.9 sq m)

Fitted with wood flooring, beautifully high ceilings, hanging LED lighting.

Stores/Wash Lobby: 30 sq ft (2.79 sq m) hand basin and water heater.

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

TERMS: A new FRI agreement by way of service charge from June 2024

VAT: VAT is not payable in addition to the quoted rent.

SERVICES: Mains electricity, water and drainage are connected. The service installations have not been tested by the agents so prospective tenants should make their own enquiries as to the suitability for their intended use.

RATEABLE VALUE: Current rateable value (1 April 2023 to present)

£16,500

EPC: This building has an Energy Performance Asset Rating Band C.

The full EPC available on request and downloadable from:

<https://find-energy-certificate.service.gov.uk/energy-certificate/1161-4346-5030-0361-0602>



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