

**P BARBER**  
FADE - HOT TOWEL - SHAVE & STYL



No loading  
Mon - Sat  
7.30 - 9.00 am  
4.30 - 6.00 pm

**Shoulers**  
Established 1846  
01664 560181  
**TO LET**

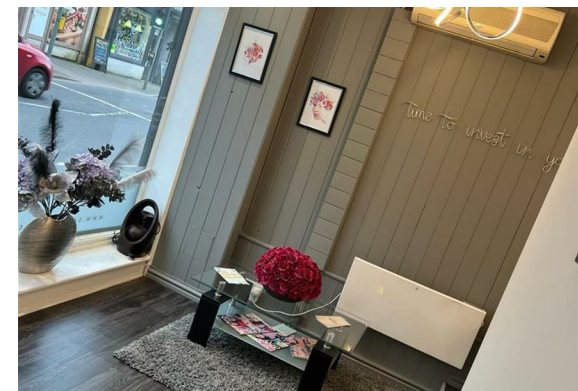
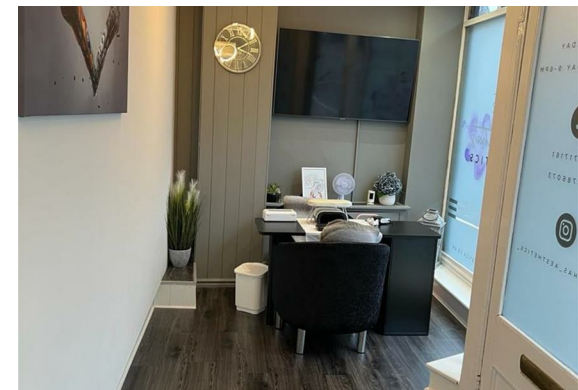
**8 MARKET PLACE**

MELTON MOWBRAY, LE13 1XD

**TO LET**

**£7,150 per annum**





## SPECIFICATION

The premises are located on the sunny side of the street with good passing traffic just before a pedestrian crossing, close to the town's market square. The shop has an impressive traditional style double fronted display window and is located close to a variety of both national and independent retailers.

Shop Front: 21' 6"

Shop Width: 20'

Shop Depth: 15' 6"

Shop Sales Area: 290 sq ft with W.C., small cupboard and cellar under, accessed through floor hatch.

The property is fitted with laminate flooring, painted pine slatted walls and ceiling. The premises benefit from an air-conditioning heating and cooling system and LED spot lighting.





## Attractive Central Shop

A double fronted shop with attractive arcaded frontage sited on an island block in the town's Market Place. Trading most recently as a Beauty shop, the shop offers an opportunity to acquire affordable premises in the town centre with potential for a variety of specialist retail, office or professional uses falling within the Class E (Commercial, business and service) uses.

## GENERAL INFORMATION

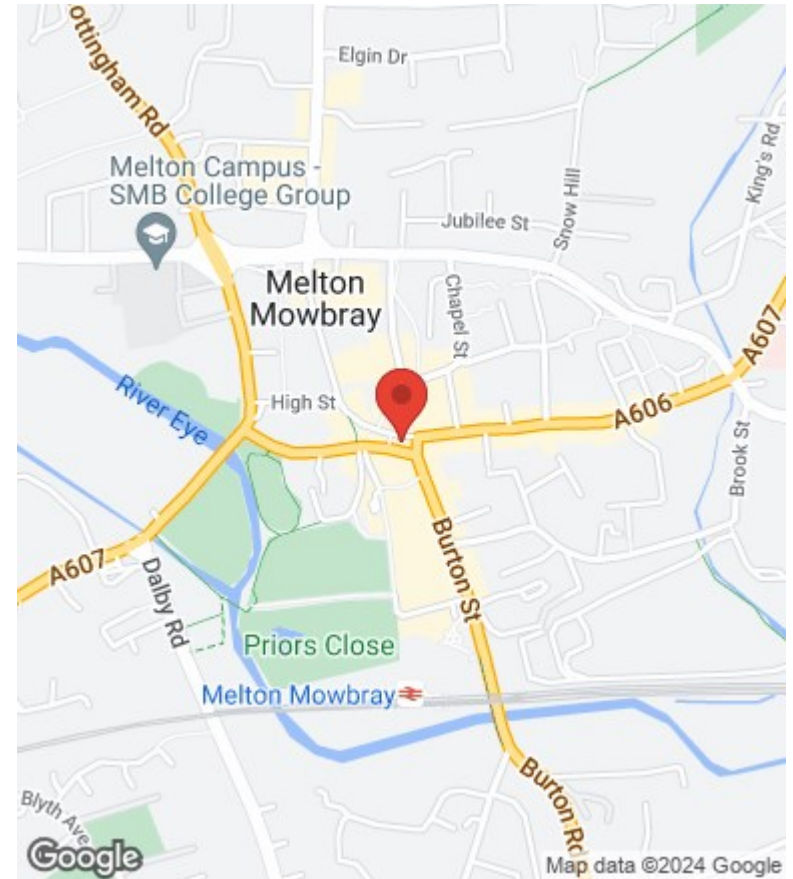
**VIEWING:** Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410181

**TERMS:** A new lease is offered on a rent of £7,150 pa. Term to be agreed.

**SERVICES:** Mains electricity, water and Saniflo drainage system.

**VAT:** The owner has not waived their exemption from VAT therefore VAT does not currently apply to the rent.

**EPC:** This building has an Energy Performance Asset Rating Band D. The full EPC available on request.



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