



MELTON MOWBRAY

KIOSK UNITS, MELTON MOWBRAY MARKET,
SCALFORD ROAD, LE13 1JY

To Let:
£2,000pa

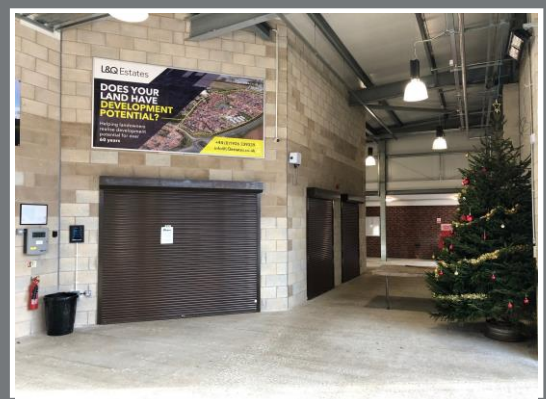
Small Kiosk-Style Retail/Storage Units

Units ranging from 62 – 125 sq. ft. available to let at Melton Mowbray Market suitable for a range of occupiers ideally with businesses relating to the market or farming industry. Storage uses also considered. Terms of 12-month sub-leases are offered.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Retail Kiosks/Storage Units

ACCOMMODATION

These easy-to-run and affordable units are located on the busy Melton Market site accessed via Gate 3 opposite Lidl and comprise small retail kiosks some located directly in front of the Sheep Centre and some within the new Cattle Building. Each have a roller shutter door, some with timber fronts behind.

The kiosks offer the perfect opportunity to bring your business to a captive audience of potential customers with the guaranteed footfall the market receives each week. Estimated 350,000 visitors will come through the site annually visiting a range of weekly livestock auctions, fur and feather market, the popular Farmers Market for local produce as well as other special events.

All units are offered with electricity supply and lighting. Public toilet facilities are available within the Cattle Building.

Parking for one vehicle is offered in a position designated on site by the Landlord.

Service Charge: £100 per quarter towards Landlord's building insurance and electricity (subject to average usage clause).

Deposit: £1,000 + VAT will be held at the start of the tenancy as security against loss of keys, damage to the unit and unpaid rent.

Access: Tenants will be given a gate key for access to the site 24 hours a day.

Kiosk Availability:

Unit 3: 75.63 sq. ft. (7.03 sq. m.) **LET**

Unit 10: 125 sq. ft. (11.62 sq. m) **LET**

Unit 4*: 62 sq. ft. (5.75 sq. m.)

Units 2, 5 & 6 also available in the *Cattle Building.

County Chambers, Kings Road,
Melton Mowbray LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk

commercial@shoulers.co.uk

GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray.
TEL: 01664 560181

TERMS: Each kiosk unit is available on a rolling sub-lease basis for a term of 12 months at a rent of £500 paid quarterly in advance. Tenants will be responsible for cleaning and repair of the interior of the unit including doors and glass breakages.

VAT: We understand that VAT is payable on the rent.

SERVICES: Electricity is 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: A contribution to business rate £127.66 per quarter is payable.

EPC: The units are exempt from the requirement for an Energy Performance Certificate.

