



## MELTON MOWBRAY

3 FOX YARD, OFF LEICESTER STREET  
LE13 0PP

To Let £3,600 Per Annum



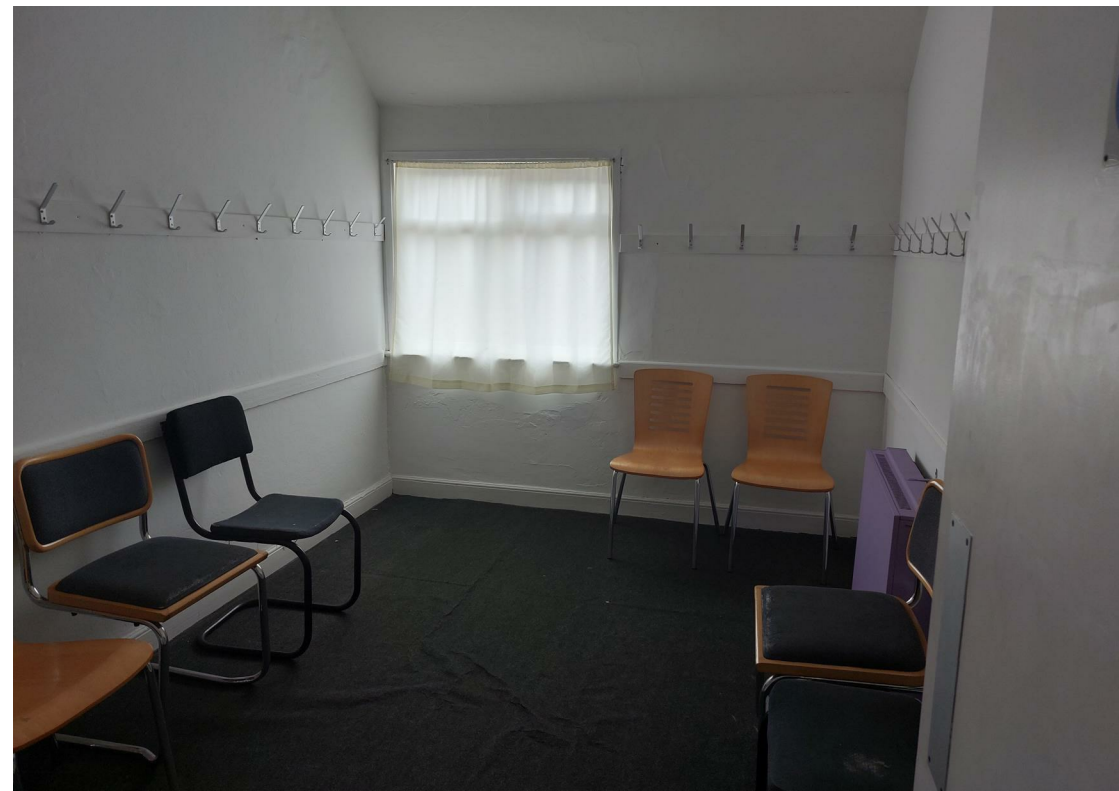
## Central Melton Mowbray

In the heart of Melton Mowbray , meters from the Melton Market place, 3 Fox Yard is a First Floor dance studio with a GIA of approx 1250sqft with the main dance Studio area being approx 500sqft.

Stairs from the ground floor lead to W/C , Kitchen area ( with sink and water heater) , waiting room/changing rooms and a reception area.

Entry to the main Dance Studio is via reception. Vaulted roof and Floor to ceiling mirrors and Ballet bars are around the main room. Beyond the dance studio is a large storage room approx 150sq.ft used for props, dance outfits, tables and chairs for dance events.

The property , 3 Fox Yard, could also be used for a variety of other uses, such as Scout/Cubs meets, Club meetings, Wedding Dress shop , destination Services, such and Reiki, NHS services.





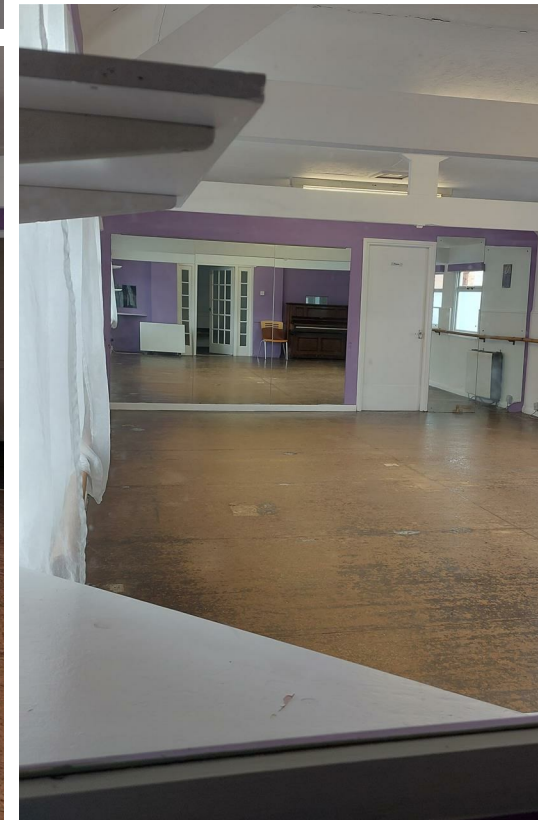


**VIEWING:** Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

**TENURE:** 3-Year internal repairing and Insuring lease

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

**RATEABLE VALUE:** Assessment not found. Enquire to Melton Borough Council for further information on rating liability and small business rate relief eligibility.



## Directions



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[e.danby@shoulers.co.uk](mailto:e.danby@shoulers.co.uk)  
[Commercial@shoulers.co.uk](mailto:Commercial@shoulers.co.uk)

**EPC:** This property  
has an Energy  
Performance Rating.  
A copy is available  
upon request.

Energy Efficiency Rating		
100-91% A	61-50% D	21-10% G
100-91% A	61-50% D	21-10% G
92-81% B	51-41% E	11-1% F
82-71% C	41-31% F	1-10% G
72-61% D	31-21% G	1-10% G
62-51% E	21-10% F	1-10% G
52-41% F	11-1% E	1-10% G
42-31% G	1-10% D	1-10% G
32-21% H	1-10% C	1-10% G
22-10% I	1-10% B	1-10% G
12-1% J	1-10% A	1-10% G
1-10% K	1-10% A	1-10% G
England & Wales		
EU Directive 2002/91/EC		