



60 Sherrard Street, Melton Mowbray, LE13 1XJ

£12,000 Per annum Approx. 430 Sq. Ft

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

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An attractive ground floor retail premises offering a versatile open-plan sales area suitable for a variety of retail and service-based uses (subject to any necessary planning consent).

LOCATION

The property occupies a prominent trading position on Sherrard Street, one of Melton Mowbray's principal retailing locations, benefiting from excellent levels of pedestrian footfall and passing trade.

The surrounding area is home to a mixture of well-established national and independent retailers, including Domino's Pizza, Morrisons, Peacocks, together with cafés, restaurants and a variety of local businesses, creating a vibrant commercial environment.





The property would be particularly well suited for:

- Beauty Salon
- Hair Salon
- Nail Studio
- Cosmetics & Skincare
- Health & Wellbeing
- Boutique Retail
- Fashion & Accessories
- Gift Shop
- Florist
- Professional Services

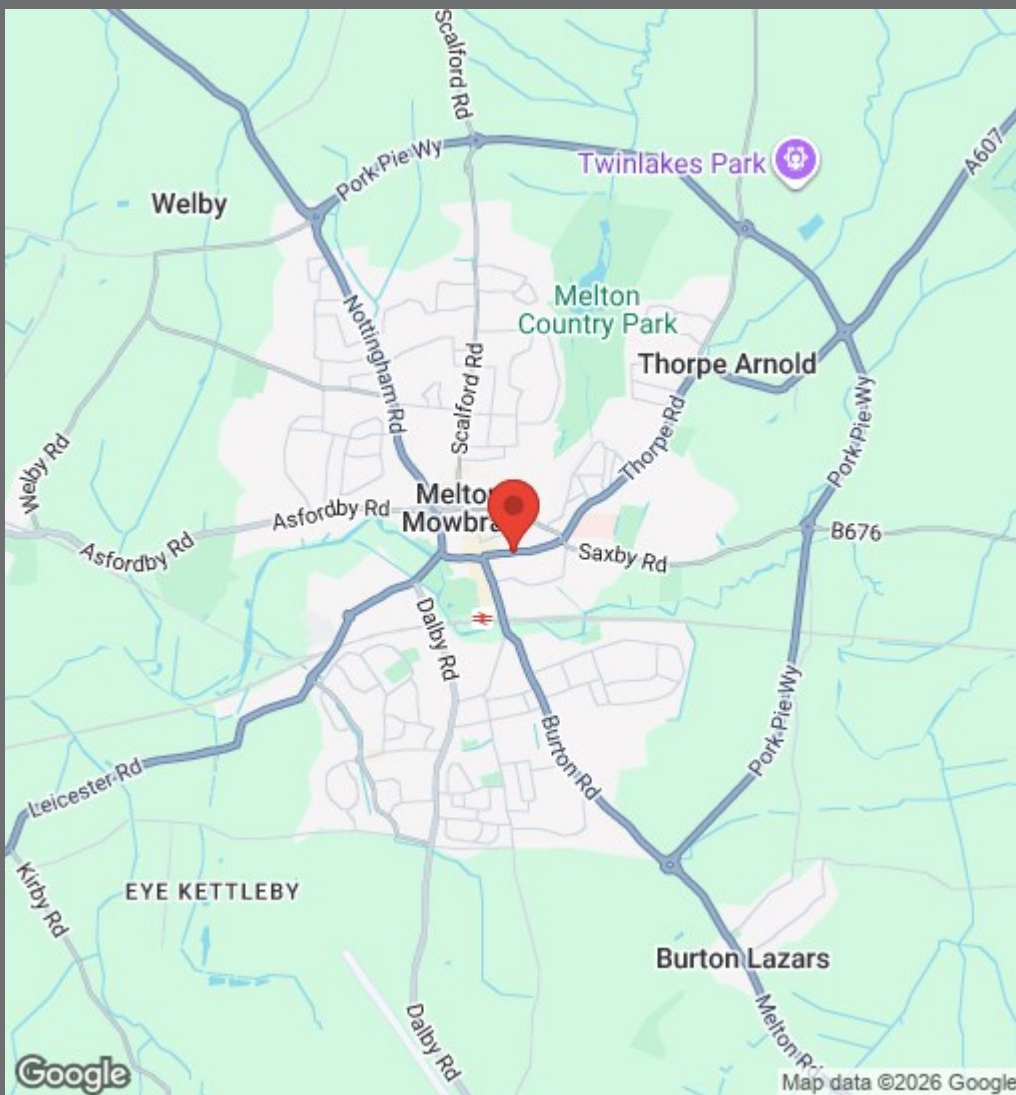
The accommodation also benefits from ancillary facilities including a rear kitchenette, W.C. and useful cellar storage.

ACCOMMODATION

The premises comprise approximately:

- Ground floor retail sales area
- Rear kitchenette/staff room
- Separate W.C.
- Cellar providing excellent storage accommodation

Interested parties are advised to satisfy themselves regarding the floor areas.



VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF Tel:- (01664) 560 181 Option 5 Commercial

TERMS: A new internal repairing and insuring lease is offered for three years

VAT: VAT is not currently payable on the rent.

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

EPC: EPC Rating E - Valid until 18 June 2027

- Prominent town centre retail premises
- Busy pedestrian location
- Excellent nearby occupiers including Domino's Pizza, Morrisons and Peacocks
- Suitable for retail, beauty or similar uses
- Rear kitchenette and W.C.
- Useful cellar storage
- Rent: £12,000 per annum exclusive
- New lease available - Minimum 3-year lease term
- Approx. 430 Sq. Ft

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

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