



Prime Opportunity

1-3 Kings Road, Melton Mowbray, Leicestershire, LE13 1QF

Freehold Sale £250,000 Approx. 2,368 Sq. ft

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

**1-3 Kings Road
Melton Mowbray
Leicestershire
LE13 1QF**

1–3 King’s Road presents a prime opportunity to acquire a highly visible, Class E freehold in the thriving market town of Melton Mowbray. The property occupies a fantastic corner position at the junction of King’s Road and currently arranged as a veterinary practice with modern finishes across two floors.

Positioned within a short walk of Melton Mowbray town centre and railway station.

Excellent road access to A606 (Nottingham & Oakham) and A607 (Grantham & Leicester)

Public and on-street parking nearby.





1-3 Kings Road commands a Corner Presence and superb street prominence with wraparound glazing and high daily traffic counts.

Ready for Occupation – Fully fitted and presented to a modern standard; immediate trading potential for medical, retail, or service-based use.

Investment or Redevelopment – Strong rental demand in the locality; potential for conversion to mixed-use with flats or studios above (STP).

Central Market Town Location – In the heart of Melton Mowbray, close to national occupiers, café culture, and public amenities. Flexible Freehold Tenure – Available with vacant possession, offering control over use, occupation, or lease structuring for future growth.

Accommodation (approximate areas)

Ground Floor - Retail/Medical/Office 95 Sq. m 1,020 Sq. ft

First Floor - Offices/Ancillary 85 Sq. m 915 Sq. ft

Total - 180 Sq. m 2,368 Sq. ft

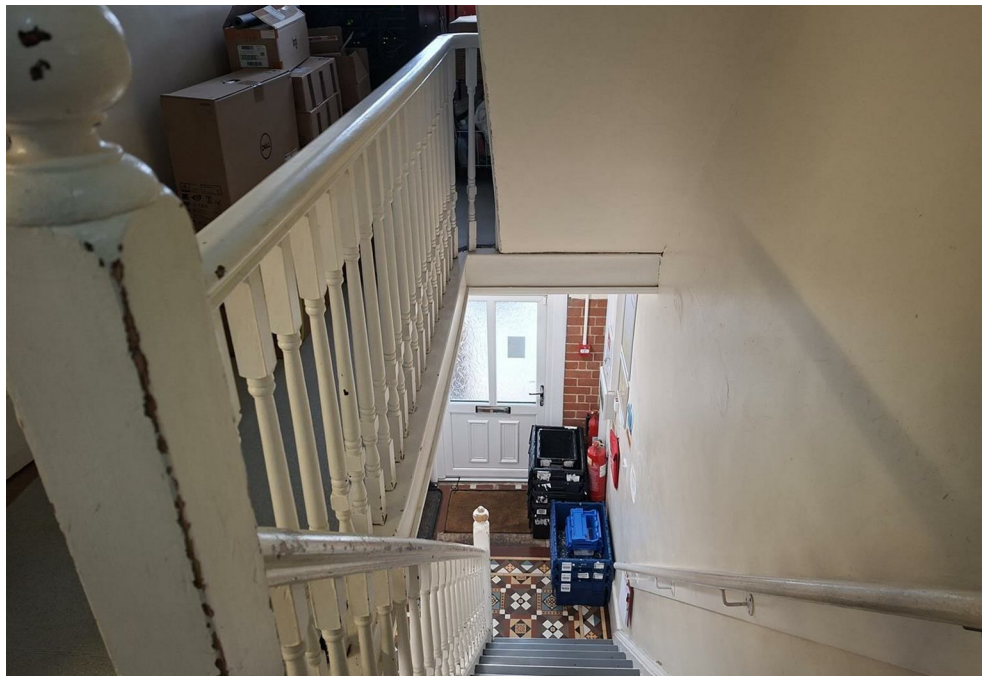
To the rear of the property there is approx. 1200sq.ft (111 m²) of yard area with perimeter fencing to all sides., to include site entrance through steel security gates.

Tenure

Freehold – available with vacant possession upon completion.

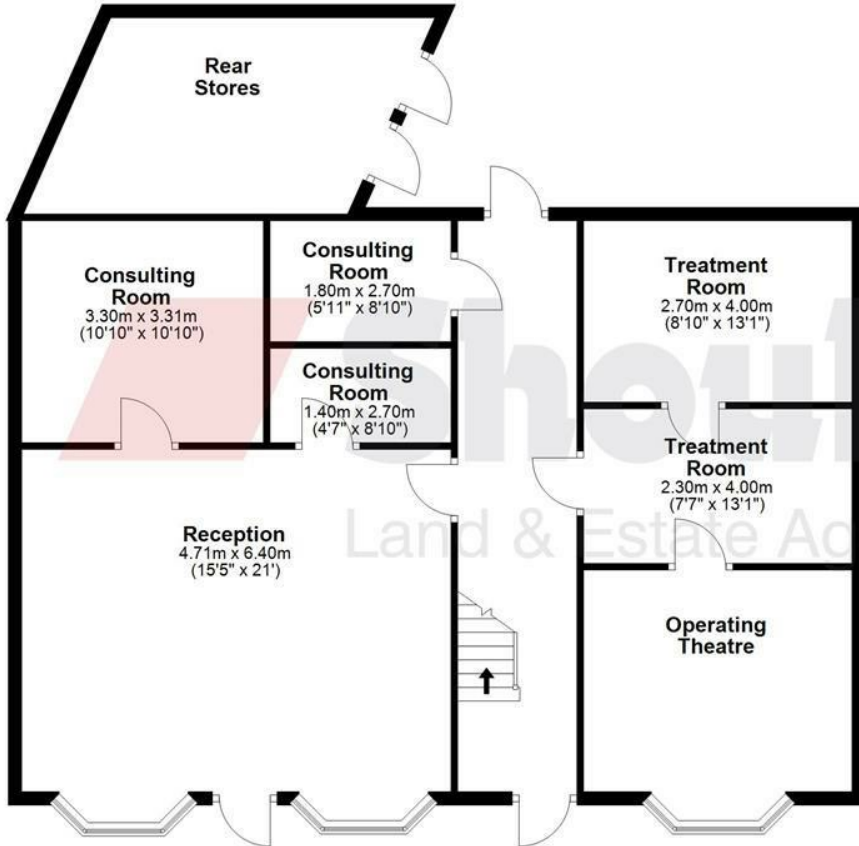
Planning

Currently classified under Use Class E, suitable for retail, medical, or office use. Interested parties should make their own enquiries for potential redevelopment or alternative uses.



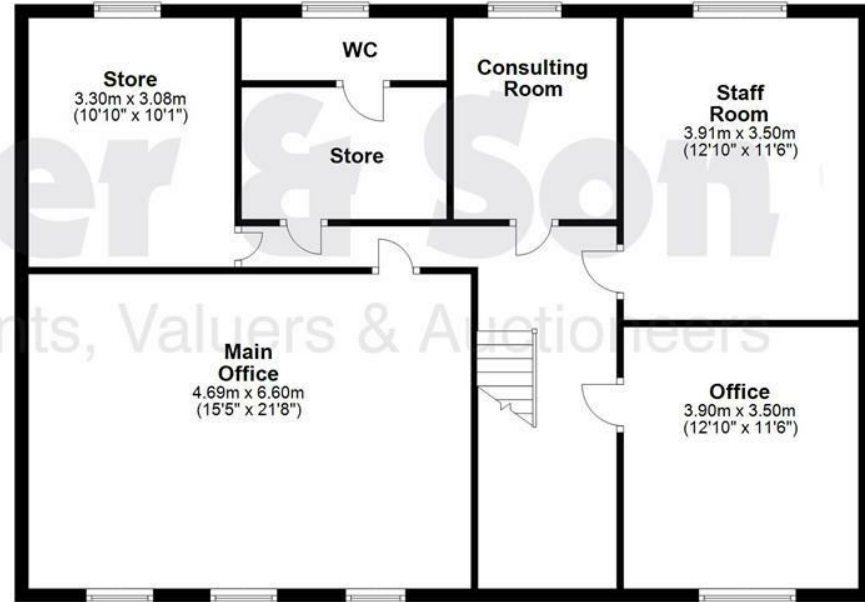
Ground Floor

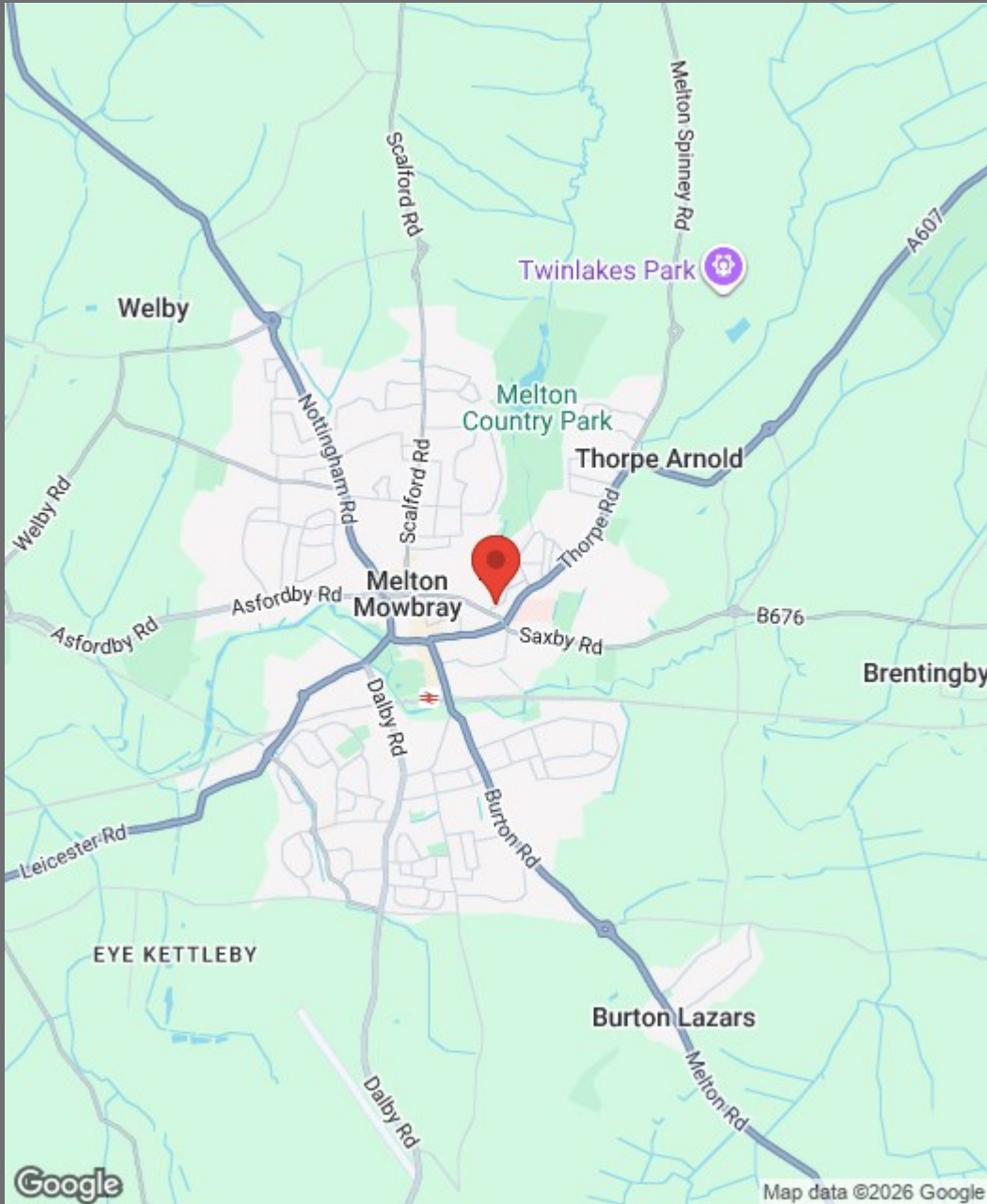
Approx. 120.5 sq. metres (1297.5 sq. feet)



First Floor

Approx. 104.7 sq. metres (1127.2 sq. feet)





GENERAL INFORMATION

VIEWING: Strictly by arrangement with Shouler & Son Contact: (01664) 560181 Option 5 Commercial

TERMS: Vacant possession upon completion

VAT: VAT [is not/is] payable on purchase price

EPC: Energy Rating - B

SERVICES: Electric/Gas not tested by the agent, interested parties should make their own enquiries

- £250,000 Freehold sale
- Prime Corner Freehold Investment, Occupation & Redevelopment Opportunity
- Central Market Town Location – In the heart of Melton Mowbray
- Currently classified under Use Class E, suitable for retail, medical, or office use
- Approx. 2,368 Sq. ft
- Approx. 1,200 Sq. ft of yard area to the rear
- Strong rental demand in the locality
- Available with vacant possession



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

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Tel: 01664 560181 - Option 5 Commercial


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