

# Rent!

## Prominent Corner Retail Unit in Melton Mowbray Town Centre

Ground Floor Sales:  
156 sq m (1,679 sq ft)

- Ground floor sales 156 sq m (1,679 sq ft) plus first floor storage / ancillary of 227 sq m (2,443 sq ft)
- Rear service loading
- Prime High Street location
- Nearby retailers include Specsavers, Allied Pharmacy, Lounges café bar and CEX

**£25,000 Per Annum**



## Location

Melton Mowbray is a popular market town located approximately 17 miles southeast of Nottingham city centre and approximately 13 miles northeast of Leicester city centre.

The town is well established in terms of national, regional and independent retailers / occupiers.

The property is situated in a popular location with its main frontage to the town's main retail pitch.

## The Property

The property comprises a prominently fronted ground floor retail unit, which is predominantly open plan in nature.

The rear of the property provides rear service access, staff office and goods lift.

The first floor provides further stores / ancillary.

## Accommodation

	SQ M	SQ FT
Ground Floor Sales:	156	1,679
Ground floor store / loading bay:	20	215
First Floor Storage / Ancillary	207	2,228
<b>TOTAL:</b>	<b>383</b>	<b>4,122</b>

## Terms

The property is available to rent on a new full repairing and insuring lease for a term of years to be agreed.

## Business Rates

The property has the following rateable value:-

**£31,000**

*Note – this is not the amount you will pay. The actual rates payable can be calculated by using the link below:*

<https://www.gov.uk/calculate-your-business-rates>

## Planning

The property has planning for:-

**E: (Commercial Business & Service)**

*The property is suitable for alternative uses, subject to any potential occupier obtaining the necessary planning consent.*

## VAT

VAT is applicable to the rent.

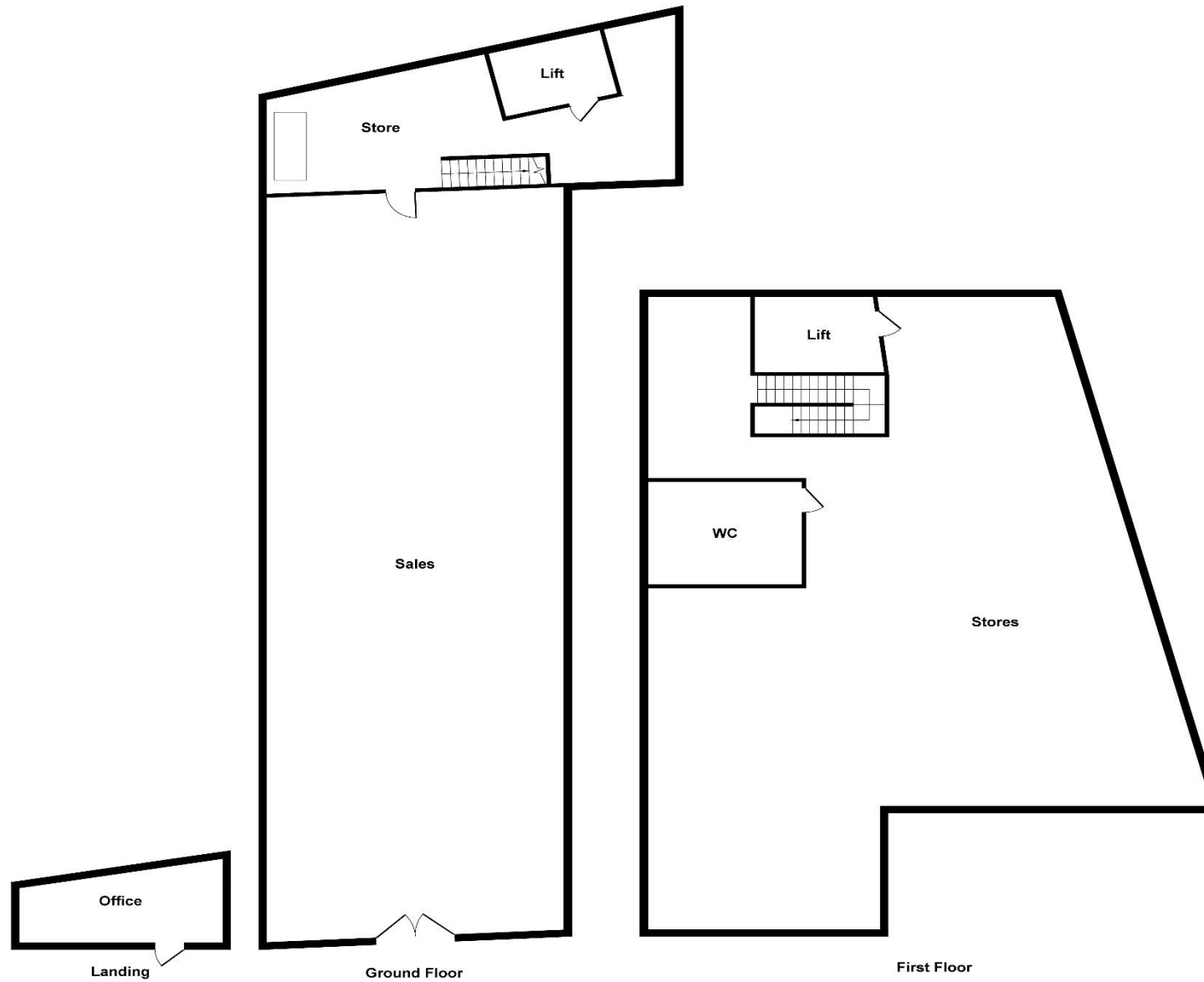
## EPC

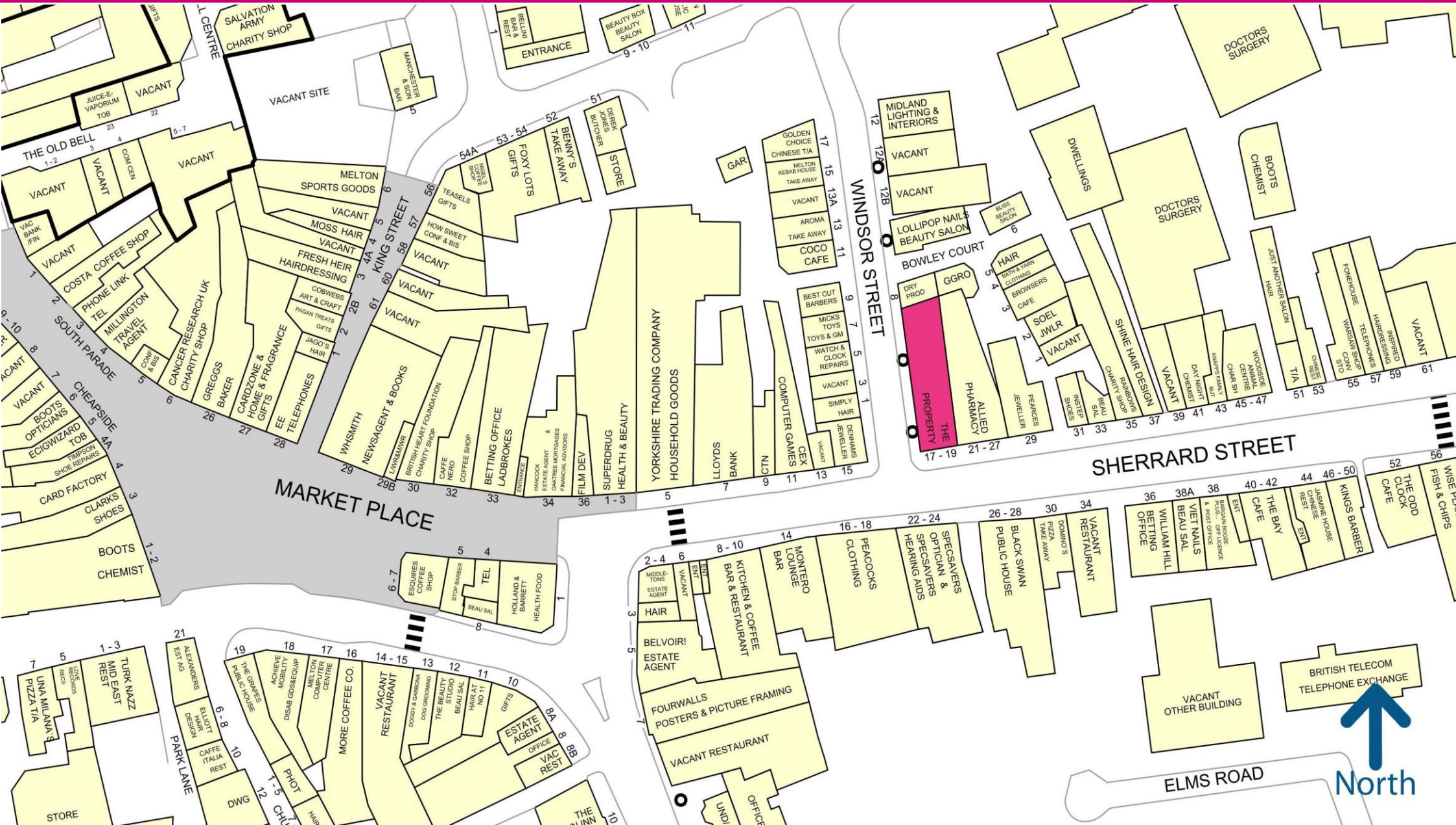
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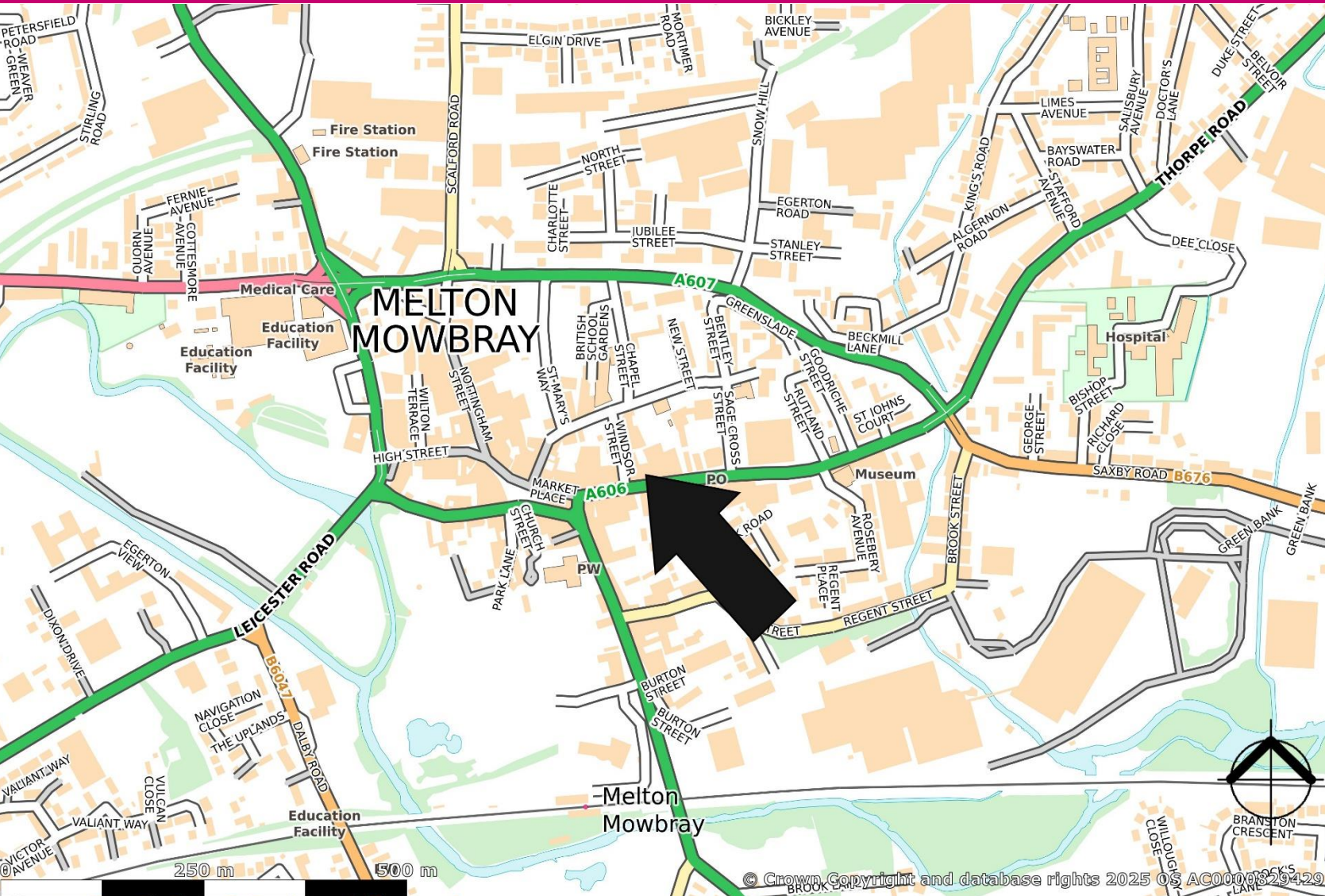
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**£25,000 Per Annum**









For further information or  
to arrange a viewing  
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