



**INVESTMENT OPPORTUNITY - 36 & 36a Leicester Street, Melton Mowbray,
Leicestershire, LE13 0PP**

FOR SALE FREEHOLD £185,000

Shouler & Son

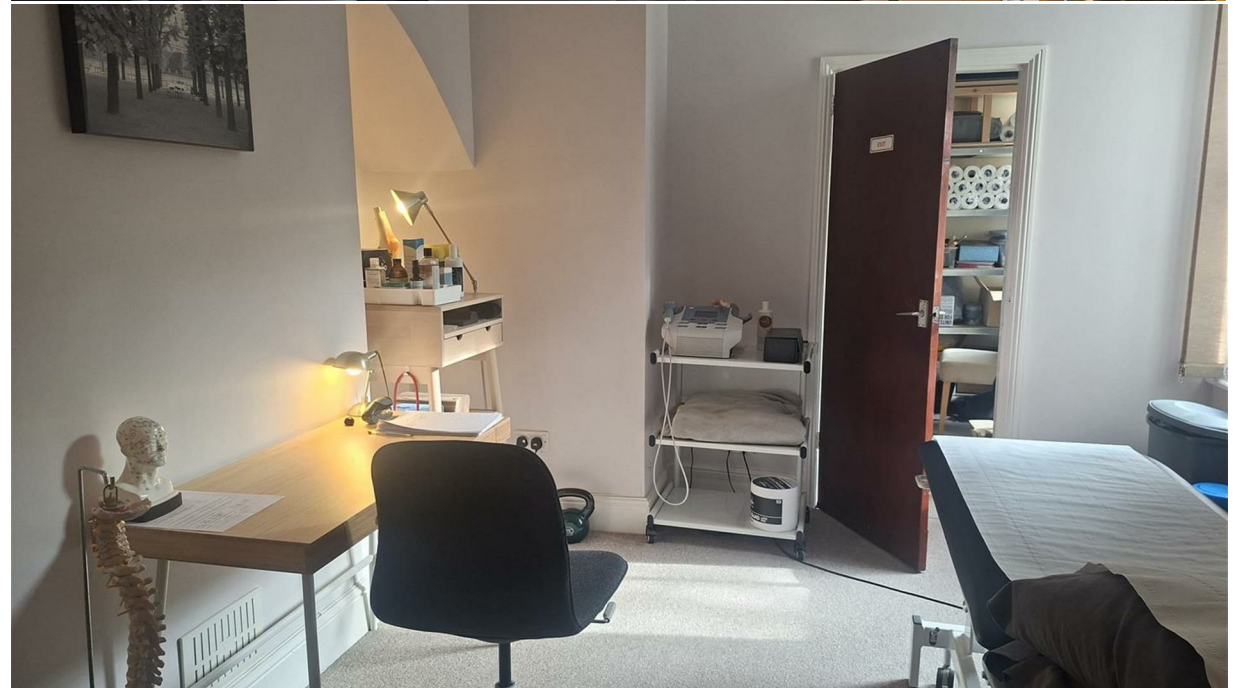
Land & Estate Agents, Valuers & Auctioneers

**36 & 36a Leicester Street
Melton Mowbray
Leicestershire
LE13 0PP**

An attractive mixed-use investment opportunity situated in the heart of Melton Mowbray, comprising a ground floor commercial unit with a self-contained one-bedroom flat above. The property benefits from a pleasant outlook overlooking Melton Park and would produce a combined annual rental income of £15,000 per annum.

Location

The property is prominently positioned on Leicester Street, within close proximity to the town centre of Melton Mowbray. The area is well known for its mix of independent retailers, local amenities, and residential demand. The immediate surroundings are enhanced by views across Melton Country Park, providing a pleasant and desirable setting.





Description

Ground Floor – Commercial Unit (No. 36)

The ground floor comprises a well-presented commercial premises extending to approximately 600 sq. ft. (GIA), throughout 5 ground floor rooms. The unit benefits from good frontage onto Leicester Street and is suitable for a variety of uses (subject to planning where required).

Currently income-producing at £7,200 per annum, the commercial element offers stable returns with scope for future uplift. Tenant has currently renewed for a further 3 years. Currently used as a physiotherapist clinic.

Shared access to yard and removal of bins.

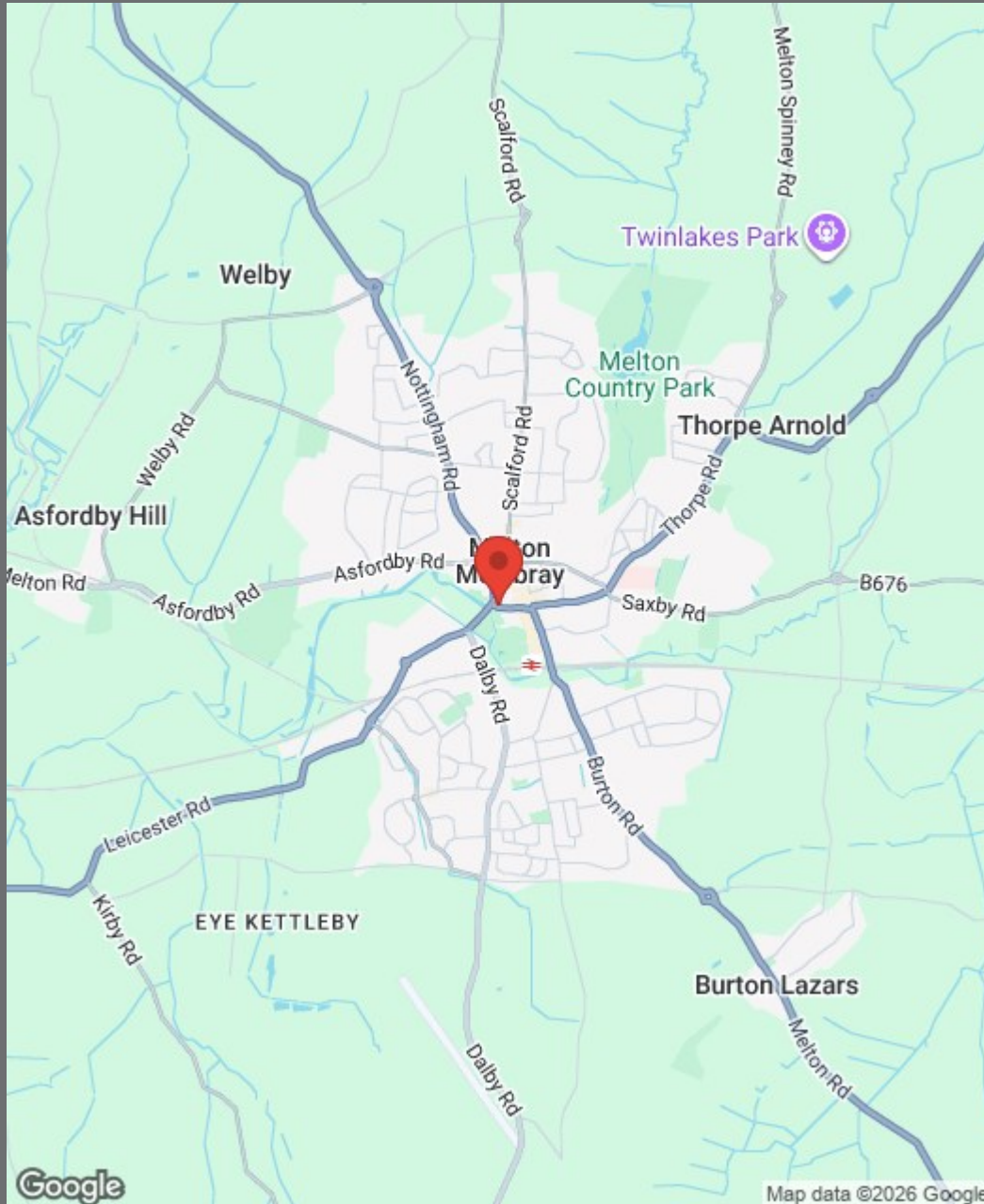


First Floor – Residential Flat (No. 36A)

The upper parts consist of a self-contained one/ two-bedroom flat, accessed independently. The accommodation requires a little modernisation but provides comfortable living space and benefits from attractive rear yard and views towards the nearby parkland.

The flat is vacant, but would yield £7,800 per annum, representing a strong residential income stream.

A rare opportunity to acquire a well-located mixed-use investment in a sought-after market town, offering immediate income with long-term growth potential. The combination of commercial and residential income streams, together with the property's attractive outlook, makes this an appealing addition to any investment portfolio.



GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF. Tel:- (01664) 560181 Option 5 Commercial

VAT: VAT is not currently payable on the purchase price

SERVICES: Mains electricity, gas, water and drainage. The agent has not tested the services or installations.

EPC Commercial property D Rating - <https://find-energy-certificate.service.gov.uk/energy-certificate/9821-3067-0435-0300-0125>

EPC Residential Flat D Rating - <https://find-energy-certificate.service.gov.uk/energy-certificate/9021-3060-4207-2366-0204>

- Mixed-use freehold investment
- Total income: £15,000 per annum
- Ground floor commercial unit: £7,200 per annum
- First floor residential flat: £7,800 per annum
- Attractive outlook onto Melton Country Park
- Established location within a popular market town
- Potential for future rental growth



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

www.shoulers.co.uk
e.danby@shoulers.co.uk

Tel: 01664 560181 - Option 5 Commercial


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