

# MUSSON LIGGINS



MELTON MOWBRAY

**39-41 NOTTINGHAM STREET**


## TO LET


High street  
Retail premises


# £65,000

**PER ANNUM EXCLUSIVE**

957.35 sq m (10,306 sq ft)

 39-41 Nottingham Street,  
Melton Mowbray,  
Leicestershire,  
LE13 1NN

 0115 941 5241

 [Matthew@mussonliggins.co.uk](mailto:Matthew@mussonliggins.co.uk)

 [mussonliggins.co.uk](http://mussonliggins.co.uk)

01664 565616

# GENERAL DESCRIPTION

The subject property comprises a large high street retail premises.

## FEATURES

- ▶ BUSY HIGH STREET LOCATION
- ▶ LARGE RETAIL FRONTAGE



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## LOCATION

The subject property is located to the west side of Nottingham Street, a now pedestrianised location within the Town Centre of Melton Mowbray.

Melton Mowbray, a strategically positioned market town that seamlessly combines a rich heritage with promising commercial prospects being situated on the A606 and A607.

The A606 provides direct access to Nottingham City Centre located approximately 20 miles distance to the northwest and to the southeast links with Oakham located approximately 10 miles distance.

The A607 to the southwest has links with Leicester located approximately 20 miles distance where additional links are available with the M1 and the A607 to the northeast links with Grantham approximately 15 miles distance.

## DESCRIPTION

The subject property comprises a ground floor retail unit together with upper floor amenity accommodation.

The property benefits from a large retail unit at ground floor level.

The property is of modern brick construction beneath a mixture of roof coverings which has been extended to the rear of the premises.

Accommodation	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor	646.19	6,956
First Floor	241.14	2,596
Second Floor	70.02	754
<b>Total Accommodation</b>	<b>957.35</b>	<b>10,306</b>





## BUSINESS RATES

Rateable Value: **£51,000**

For further information on Rates Payable and Small Business Rates Relief contact Charnwood District Council.

## PLANNING

Interested parties should satisfy themselves that the use of the building is sufficient to their purposes.

For further information, please contact Charnwood District Council Planning Control Department.

## EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents.

## TERMS

The premises are available on a new Lease on terms to be agreed.

## PRICE

**£65,000 (Sixty Five Thousand Pounds) Per Annum Exclusive**

## VAT

Prices are quoted exclusive of Value Added Tax (VAT).

## SERVICES

We understand that electricity, water and drainage are connected to the premises however we recommend that interested parties contact the relevant service providers to confirm this.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

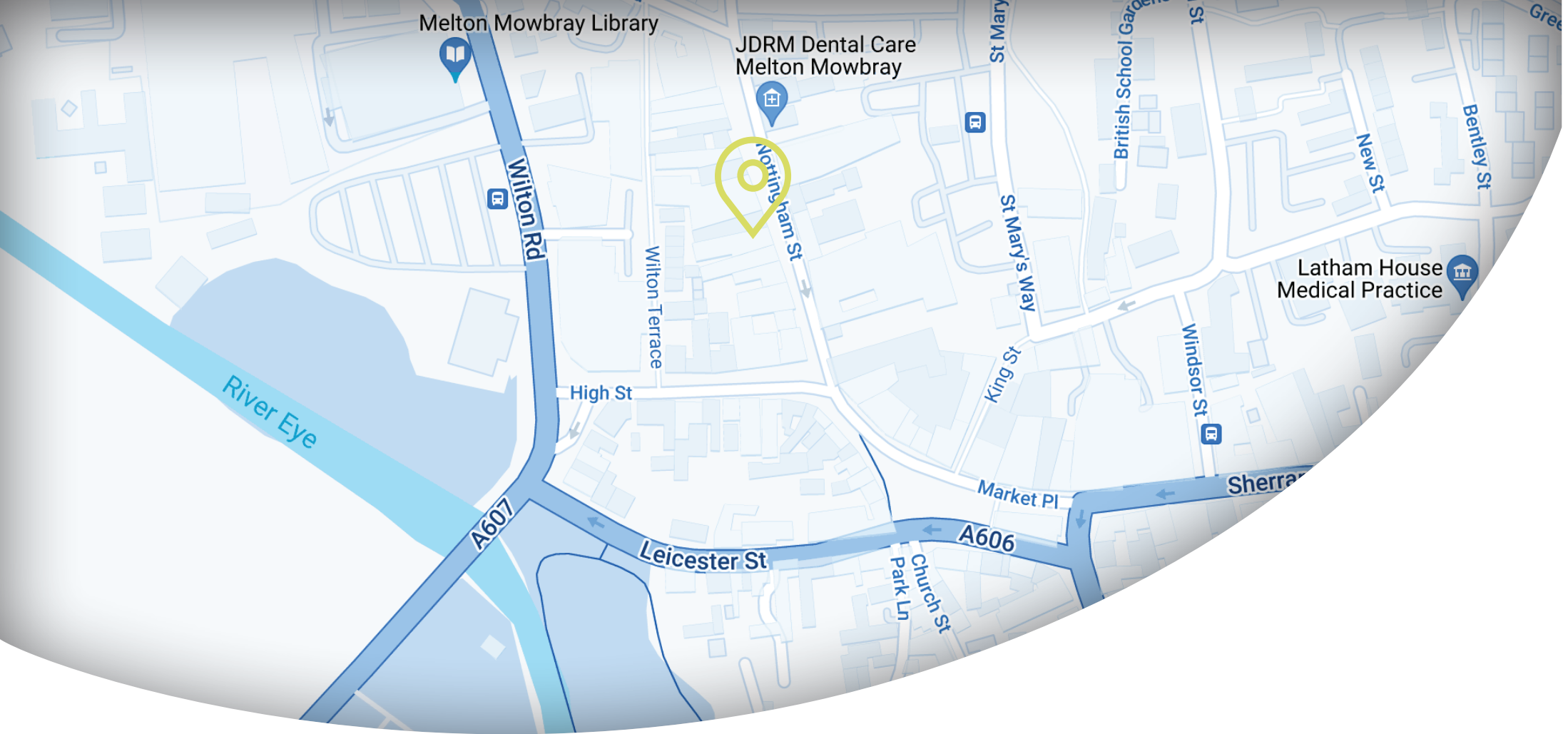
## VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

## CONTACT

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William Cowley  
[William@mussonliggins.co.uk](mailto:William@mussonliggins.co.uk)



### MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

# MUSSON LIGGINS



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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



**MATTHEW WADE** BSc HONS MRICS  
DIRECTOR



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