



2-6 Sherrard Street

Commercial Investment, Melton Mowbray, LE13 1XJ

**Investment for sale - Melton
Mowbray - £350,000**

2,200 sq ft
(204.39 sq m)

- ERV £31,000 - current rent - £26,050
- Prominent town centre location
- Funding available subject to status
- Full lease information available upon request

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Summary

Available Size	2,200 sq ft
Price	Offers in the region of £350,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (68)

Description

The Current tenant schedule and income is as follows:-

Ground Floor - let to Middletons estate Agents - 5 year lease - expiring December 2026 - Rental - £10,600

Ground Floor - Barbers - 4 year lease - expiring end of September 2025 - Rental - £6200

First floor - Nail studio - 3 year lease - expiring September 2025 - Rental £5250

Second Floor - Tattoo Studio - 3 year lease - expiring October 2026 - Rental £4000 + £360 for g/f shop frontage

Basement - vacant but lettable space - ERV £5,000

Location

Situated at the Town Centre part of Sherrard Street in the town centre of Melton Mowbray, with Nottingham 17 miles Northwest, Leicester 13 miles Southwest and Grantham 15 miles Northeast. The location offers excellent access into other local market towns, including Oakham, Loughborough, and Newark. The A1, M1, A46 and M69 motorways are all within 30 minutes. Melton Mowbray railway station is on the midland mainline and is a 5-minute walk away from the High Street.

Accommodation

The accommodation comprises the following areas: 4 Tenants occupying 4 of the 5 spaces in the building - over 3 floors, circa 2200 sq ft plus basement.

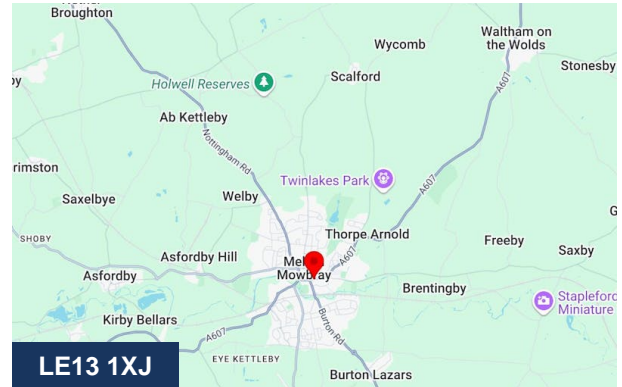
Name	sq ft	sq m	Availability
Building - 3 Storey Property - Commercial tenants	2,200	204.39	Available
Total	2,200	204.39	

Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

Offered for sale as an investment - Price guide £350,000 - no vat



Viewing & Further Information

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