



Unit 3

12 Windsor Street, Melton Mowbray, LE13 1BU

Retail unit To Let in Central Melton Mowbray

Rent £15,000 pa plus VAT

1,625 sq ft
(150.97 sq m)

- 1,625 Sq Ft Plus Wc and Storeroom
- Newly refurbished Air Conditioned unit
- Central location with Prominent display frontage
- Available immediately
- All uses considered STTP
- Individually metered
- Suspended ceiling with LED lighting

Unit 3, 12 Windsor Street, Melton Mowbray, LE13 1BU

Summary

Available Size	1,625 sq ft
Rent	£15,000 per annum
Business Rates	To be assessed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (21)

Description

Unit 3 is an open-plan, clean and clear space brought to a shell fit-out stage. The new tenant will benefit from occupying a blank canvas, allowing them to imprint their own identity and operate from the historic and bustling market town of Melton Mowbray. The unit is individually metered and includes a Kitchenette, disabled WC, air-conditioning and a suspended ceiling with LED lighting.

Location

Unit 3, situated on Windsor Street, is encircled by local businesses and there is public parking on Chapel Street and St Mary's Way. Windsor Street is a 1 way restricted access street with pedestrian access from both Sherrard Street and King Street.

Terms

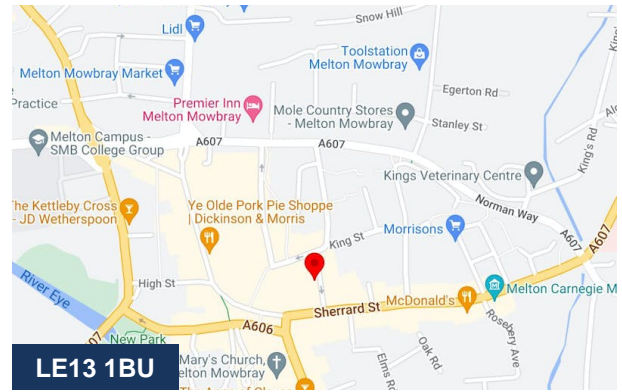
Offered for let on a new 3 or 5 year Internally repairing and insuring lease with a 3 year review and break term to be agreed - The rent is set at £15,000 + vat per annum in addition the landlords buildings insurance which will be charged to the tenant at cost. A deposit equal to 3-month rent will be required as a bond and held by the landlord.

Viewings

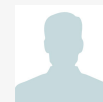
Strictly by prior appointment via the agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Services

We are advised that mains' services are connected to the property with the exception of gas. These services have not been inspected or tested by the agent.

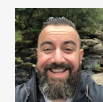


Viewing & Further Information



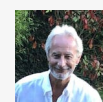
Luke Owen

07542 782605 | 01664 431330
Luke@pandfcommercial.com



Ben Freckingham

01664 431330 | 07949 836526
ben@pandfcommercial.com



Keith Pepperdine

01664 431330
keith@pandfcommercial.com