



# **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

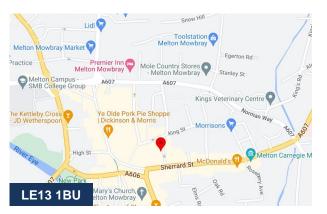
Offered for let on a new 3 or 5 year Internally repairing and insuring lease with a 3 year review and break term to be agreed - The rent is set at £15,000 + vat per annum in addition the landlords buildings insurance which will be charged to the tenant at cost. A deposit equal to 3-month rent will be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



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