



MELTON MOWBRAY

8 MARKET PLACE, LE13 1XD

To Let:

Starting from: **£5,000pa**

A double fronted shop with attractive arcaded frontage sited on an island block in the town's Market Place. Trading most recently as a garden gifts and flower shop, the shop offers an opportunity to acquire affordable premises in the town centre with potential for a variety of specialist retail, office or professional uses falling within the new Class E (Commercial, business and service) uses.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Attractive Central Shop

ACCOMMODATION

The premises are located on the sunny side of the street with good passing traffic just before a pedestrian crossing, close to the town's market square. The shop has an impressive traditional style double fronted display window and is located close to a variety of both national and independent retailers.

Shop Front: 21' 6"

Shop Width: 20'

Shop Depth: 15' 6"

Shop Sales Area: 290 sq ft
with W.C., small cupboard and cellar under, accessed through floor hatch.

The property is fitted with laminate flooring, painted pine slatted walls and ceiling. The premises benefit from an air-conditioning heating and cooling system and LED spot lighting.



GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

TERMS: A new lease is offered on a stepped rent basis of **£5,000pa year 1, £6,250pa year 2 and £7,500pa year 3**, for a 3 year fixed term. The tenant will be responsible for repairing the interior and the shop front, and for paying the buildings insurance premium.

SERVICES: Mains electricity, water and Saniflo drainage system.

RATEABLE VALUE: £6,300 but from 01.10.20 – 31.03.21 zero business rates are payable. Thereafter apply to Melton Borough Council for further information on Retail Discount (50%) or other relief which may apply for qualifying occupiers.

VAT: The owner has not waived their exemption from VAT therefore VAT does not currently apply to the rent.

EPC: This building has an Energy Performance Asset Rating Band D. Ref: 9385-3034-0484-0500-0575. The full EPC available on request and downloadable from: <https://www.ndepcregister.com/>.



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Melton Mowbray, Leicestershire LE13 0UJ

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