



MELTON MOWBRAY

27 & 29 BURTON STREET, LE13 1AE

Guide Price:
£300,000

FREEHOLD COMMERCIAL PROPERTY

Historically known as the Manor House and rebuilt in the early 1870s, this double fronted Grade II Listed property was converted over 30 years ago into two retail premises which have been let separately, most recently as an estate agent's offices and a retail showroom. The properties amounting to around 3,094 sq ft are arranged on three floors with parking and rear access.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Investment potential.

ACCOMMODATION

The building stands on the corner of the main A606 approach road to the town centre at its junction with Mill Street on part of the inner circulatory route. The railway station and Council office complex lie at one end of the street and the town's market place at the other. The property is one of many Grade II Listed buildings in this charming street sitting conveniently amongst other established and new businesses. Historically the property boasts a Blue Plaque commemorating it was once the home of the composer Sir Malcolm Sargent.

The property comprises two ground floor shops each with first floor office and ancillary accommodation where the second floor, currently used as storage, is accessed via a staircase within No.29. Storage heating is fitted to all floors of both properties. Outside the property benefits from parking for approximately 4 cars to the rear.

TENANCIES & ACCOMMODATION

No.27: Ground Floor Retail - 632 sq ft (58.71 sq m)

First Floor Office/Ancillary - 636 sq ft (60.94 sq m) with kitchen and W.C.

Second Floor Ancillary - currently accessible only from No.29.

Tenant: Currently occupied by Belvoir Lettings at a passing rent of £13,500 per annum on a full repairing and insuring basis with notice given to vacate on 13th March 2018.

N.B. Negotiations have begun between the landlord and a potential new tenant for No.27.

No. 29: Ground Floor Retail & Office – 625 sq ft (58.06 sq m)

First Floor Office/Ancillary – 540 sq ft (50.2 sq m) with kitchen and W.C.

Second Floor Ancillary – 350 sq ft (32.51 sq m) plus access to a further 311 sq ft (28.89 sq m) above No.29.

Tenant: Currently let to a sole trader trading as Bright Ideas on a 9 year full repairing and insuring lease from 1st August 2010 ending 31st July 2019 at a passing rent of £13,250 per annum. The shop trades as an online gifts and home accessories retailer.

Note: Neither tenant is obliged to repair the second floor rooms.

GENERAL INFORMATION

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

TENURE: **No. 27-** Freehold with vacant possession on completion after 13th March 2018, unless new tenancy agreed prior. **No. 29** - Freehold subject to tenancy.

FREEHOLD SALE: The seller will also consider offers to purchase the properties separately.

VAT: Neither the rents nor the purchase price are currently subject to VAT.

SERVICES: Mains electricity, water and drainage are connected. The service installations have not been tested by the agents. Prospective purchasers should make their own enquiries.

RATEABLE VALUE: **No. 27:** £9,400

No. 29: £9,400

EPC: This building has an Energy Performance Asset Rating Band D. Ref: 9900-7937-0355-6591-1094, but is exempt. The full EPC available on request and downloadable from: <https://www.ndepcregister.com/>

Wilton Lodge, Wilton Road,
Melton Mowbray, Leicestershire LE13 0UJ

Tel: 01664 410166

www.shoulers.co.uk

commercial@shoulers.co.uk