



## MELTON MOWBRAY

4 BOWLEY COURT, LE13 1XY

To Let:  
**£6,800pa**

A purpose built easy-to-manage central shop of approximately 500 sq ft located within an established shopping court running between Sherrard Street and Windsor Street.

Occupied most recently as a second-hand bookstore, these premises would suit a variety of retail uses. Other traders in the court include jewellers, European food store, hairdressers, beauticians, cafe, tattoo studio, and delicatessen.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

# Bright central shop.

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## ACCOMMODATION

Bowley Court is a small shopping court supporting a variety of local retailers and nearby multiples including Peacocks, Cex, SpecSavers, Dominos, Wm Hill and Morrisons.

A purpose built easy-to-manage central shop occupied most recently by a second-hand book supplier, the property is well situated in the middle of the court. Other traders in the court include hairdressers, beauticians, jewellers, cafe, tattoo studio, delicatessen and European food shop. These affordable premises would suit a variety of retail uses.

**SHOP FRONT:** 14' 3" with smart bronze aluminium display window.

**FRONT SALES AREA:** 404 sq. ft.

**REAR STORE/STAFF ROOM:** 96 sq. ft. with W.C.

**LOFT STORAGE** extending over most of the sales area.

The unit has painted block walls, poured vinyl flooring throughout and a mix of fluorescent and LED lighting. A security alarm is fitted but has not been tested by the agent.

## 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 full repairing and insuring tenancy agreement is offered for three years. The landlord will be responsible for maintaining the roof.

**SERVICES:** Mains electricity, water and drainage are connected. The service installations and fittings have not been tested by the agents. Prospective tenants should make their own investigations as to their suitability to their intended use.

**RATEABLE VALUE:** £6,000. **Note:** From 01.04.20 – 31.03.21 zero business rate are payable. Thereafter apply to Melton Borough Council for further information on Small Business Rate Relief and Retail Discount schemes which may apply for qualifying occupiers.

**VAT:** VAT is not currently payable on the rent.

**EPC:** This building has an Energy Performance Asset Rating Band D. Ref: 9904-3054-0980-0900-0471. The full EPC available on request and downloadable from: <https://www.ndepcregister.com/>.

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

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