



43&47 BURTON STREET

MELTON MOWBRAY, LE13 1AF

Offers Around:
£295,000

Listed Market Town Investment

Located in a conservation area, with a frontage of 57 feet to a main street, this handsome Georgian town house has been converted to provide a ground floor open plan retail unit let as a take-away and restaurant, while the remainder of the building is let on long lease to a developer who has converted it to six flats.

Producing £17,600pa rising to £18,100 in December 2021.



ACCOMMODATION

43 BURTON STREET Width: 31 ft (9.45m) Depth: 52 ft (15.85m)
Sales Area: 1,515 sq ft (140.75 sq m) Ancillary: 21 sq ft (1.95 sq m)
Outside: Part of the rear yard for parking Terms: Let from 11th December 2020 to 10th December 2030 to Fireaway Pizza (Melton)

47 BURTON STREET Terms: Let from 10th October 2005 to 9th October 2130 with four parking space in rear yard at £100 doubling every 25 years, on tenant's full repairing and insuring terms. Originally let as offices, the lease was sold to a developer who h

LISTING: The property is listed Grade II, along with the greater proportion of buildings in the street, which has been transformed by the new Council Offices, public carpark and railway station improvements opposite.

LOCATION:

The building stands prominently beside the main A606 approach road to the south of the town centre on part of the inner circulatory route. Melton Mowbray is an expanding and thriving historic market town and the Rural Capital of Food, offering good shopping and leisure opportunities serving a population of 25,000 with a retail catchment of approximately double this figure. Melton has a predominantly agricultural base and hosts weekly cattle and farmers markets as well as stall markets three times a week. It lies approximately 15 miles north east of Leicester (A607), 20 miles south of Nottingham (A606) and 16 miles south west of Grantham (A607) and the A1. The town has good intercity rail links to Leicester and Peterborough with direct train lines to London from both Grantham and Leicester.

VIEWING: Attend exterior in daylight hours, attend take away/restaurant as customer and apply to Lessee's sales agent to see flats. All enquiries to Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF. Tel:- (01664) 560181

TENURE: Freehold, fully let and subject to tenancies above. The carriage arch and yard are subject to a right of way to 45 Burton Street, a small office building which includes one freehold parking space in the yard.

GENERAL INFORMATION

VAT: VAT is not payable on the rents or selling price.

SERVICES: Mains electricity, gas, water and drainage are connected. The service installations have not been tested by the agents so prospective purchasers should make their own enquiries as to their condition and suitability for intended use.

RATEABLE VALUE: No.43 - £18,000 No.47 -
Residential conversion, not assessed for business rates.

EPC: No.43 is exempt as Listed but has an Energy Performance Asset Rating Band C. Ref: 0498-0892-5430-8390-6203. The full EPC available on request and downloadable from: <https://www.ndepcregister.com/>

No.47 EPC rating exempt as Listed.

LOCATION



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |