



Shouler & Son

Land & Estate Agents, Valuers & Auctioneers



17 BURTON STREET

MELTON MOWBRAY, LE13 1AE

TO LET £4,000

Per Annum



**A rare opportunity to acquire a Town Centre Workshop/Lock-Up
Centrally located in the heart of Melton Mowbray.
Approx – 600sq.ft**

Ideal for Car Storage, Hobby Workshop, General Storage, Light Industrial work.

A Town Centre Lock-up Workshop, with a central location consisting of approx. **600sq.ft.**

Vehicular access and lockable security gates.

The Workshop has mains Electric and access to water.



VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF. [Tel:- \(01664\) 560181](tel:01664560181)

TERMS: A new tenancy is offered on a tenant's internal repairing and insuring basis for a term of years to be agreed. Minimum of 3 Years

VAT: We understand that VAT is not currently payable on the rent.

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

RATEABLE VALUE: Assessment not found. Enquire to Melton Council for further information on small business rate relief eligibility.

EPC: Not required

Location



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

www.shoulers.co.uk
e.danby@shoulers.co.uk

Tel: 01664 560181

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

Energy Efficiency Rating	
Band	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

England & Wales EU Directive 2002/91/EC