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Tel:

Melton

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**60 KING STREET**

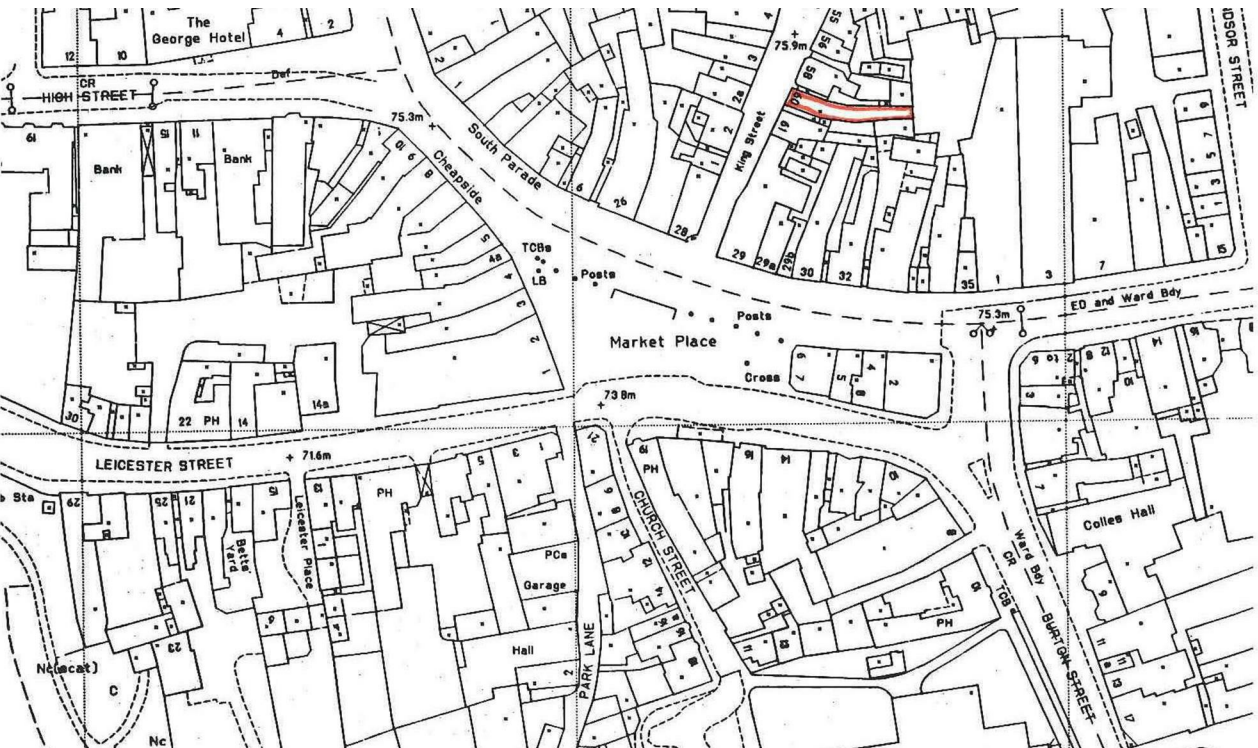
MELTON MOWBRAY, LE13 1XB

**TO-LET**

**£9,500 per annum**

A unique period retail premises, with front ground floor of probably 17<sup>th</sup> century core within a Georgian shell. Timbered ceiling to the front sales area with an attractive bay window. Thought to be the first time on the market to let for over 70 years.

Melton Mowbray town centre, having acquired the mantle of Rural Capital of Food, has undergone much improvement provided by local Heritage funding.



**Built Frontage:** 12' 6'

**Shop depth:** (incorporating steps) 42'

**Net Internal Area:** 1,404 sq ft

Ground Floor:

**Front Sales:** 230 sq ft

**Middle Sales:** 218 sq ft

**Remainder:** 242sq ft with stairs to first floor

and kitchenette.

**w.c**

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First Floor:

**Main workroom:** 280 sq ft with fire escape.

**Lobby:** 65 sq ft

Steps to:

**Lower Store:** 94 sq ft with stairs to second floor.

**Front Office/Workroom:** 105 sq ft

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Second Floor:

**Attics:** 170 sq ft



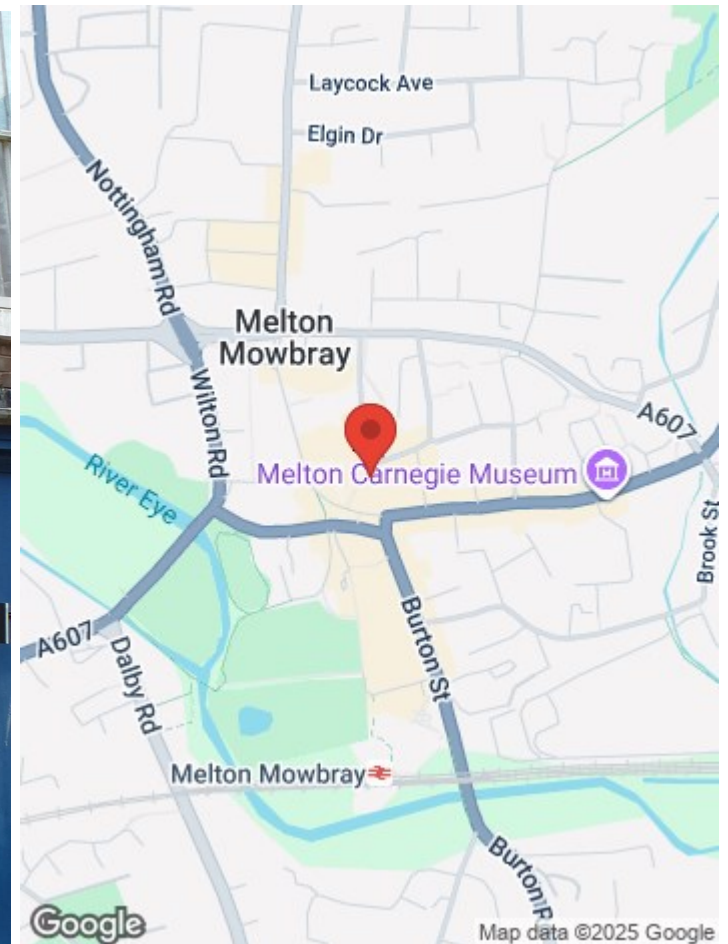
**VIEWING:** Strictly by appointment with Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

**TENURE:** 3 Year Agreement on FRI terms

**SERVICES:** Mains electricity, gas, water and drainage.

# Shouler & Son

Land & Estate Agents, Valuers & Auctioneers



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

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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

Not energy efficient - higher rating recommended

England & Wales EU Directive 2002/91/EC

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