



**11-13 Leicester Street, Melton Mowbray,
Leicestershire, LE13 0PP**

To Let - £11,500 per annum Approx. 930 Sq. Ft

 Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

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Melton Mowbray
Leicestershire
LE13 0PP**

A double fronted traditionally styled lock-up shop forming part of a Grade II Listed property. Originally two self contained retail units to be let as a whole. The property amounts to 926 Sq. Ft

In a main road position, the property is located just off the Town Centre, where many neighbouring properties in the street have been tastefully restored through a programme of Heritage approved refurbishment creating a pleasant street scene.





ACCOMMODATION

The shop has two Georgian style display windows and fascia with two attractive canopied entrances, having good visibility to passing traffic. The property is located within 50 yards of the Market Place in an area occupied by a variety of local independent traders.

Coming onto the market for the first time in 9 years and trading most recently as Kidszone, the premises would suit a similar retail service.

The premises benefit from a suspended ceiling with Cat 2 lighting, air conditioning, electric panel wall heaters, security grills to the side windows, security alarm, surface trunking for IT network cabling and fitted carpet.

Gross built frontage: 34' 6"

Area 1

Net internal area: 431 sq ft approx.

Shop depth: 21'

Front width: 15' 11"

Currently the shop is divided into two private Consultation Rooms to the front leading to an inner lobby/office, male and female WCs and store room at the rear (8' max. X 10' 5")

Area 2

Net internal area: 495 sq ft approx.

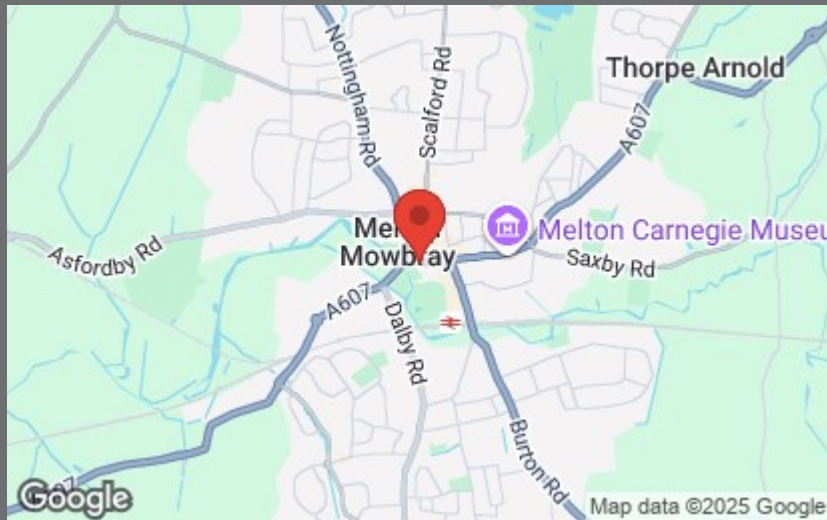
Shop depth: 22' 9"

Front width: 16' 9"

Currently the shop is arranged as an open front office or sales area leading into a large kitchen (10' max. X 13' 6") with store cupboard (formerly W.C.) having a door to the side.



- Available immediately
- Grade II Listed Double Fronted Georgian Style Retail Shop To Let
- £11,500 per annum
- VAT is payable on the rent
- Approx. 930 Sq. Ft
- 1 car parking space at the rear
- A1 Retail; planning permission for Class A2 Financial and professional services



GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Melton Mowbray, Leicestershire LE13 1QF. [Tel:- \(01664\) 560181](tel:01664560181) Option 5 Commercial

TERMS: A new internal repairing and insuring lease is offered for a term of three years

VAT: VAT is payable on the rent

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

RATEABLE VALUE: £10,000

PLANNING: The shop has established use for class A1 retail, and has planning permission also for class A2 financial and professional services

EPC: This property is Grade II Listed so exempt from the requirement for an Energy Performance Certificate

OUTSIDE: One parking space is available in a barrier controlled rear yard (Leicester Place) via your own personal card

County Chambers, Kings Road,
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