

7a Jubilee Street, Melton Mowbray, Leicestershire, LE13 1ND

To Let £6,500 per annum Approx. 500 Sq. Ft

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

7a Jubilee Street
Melton Mowbray
Leicestershire
LE13 1ND

A versatile self-contained approx. 500 Sq. Ft. workspace with two dedicated parking spaces, WC and gas central heating.

The property offers an excellent opportunity for an occupier looking for a compact, private business base close to Melton Mowbray town centre.

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The premises could suit a range of uses, including:

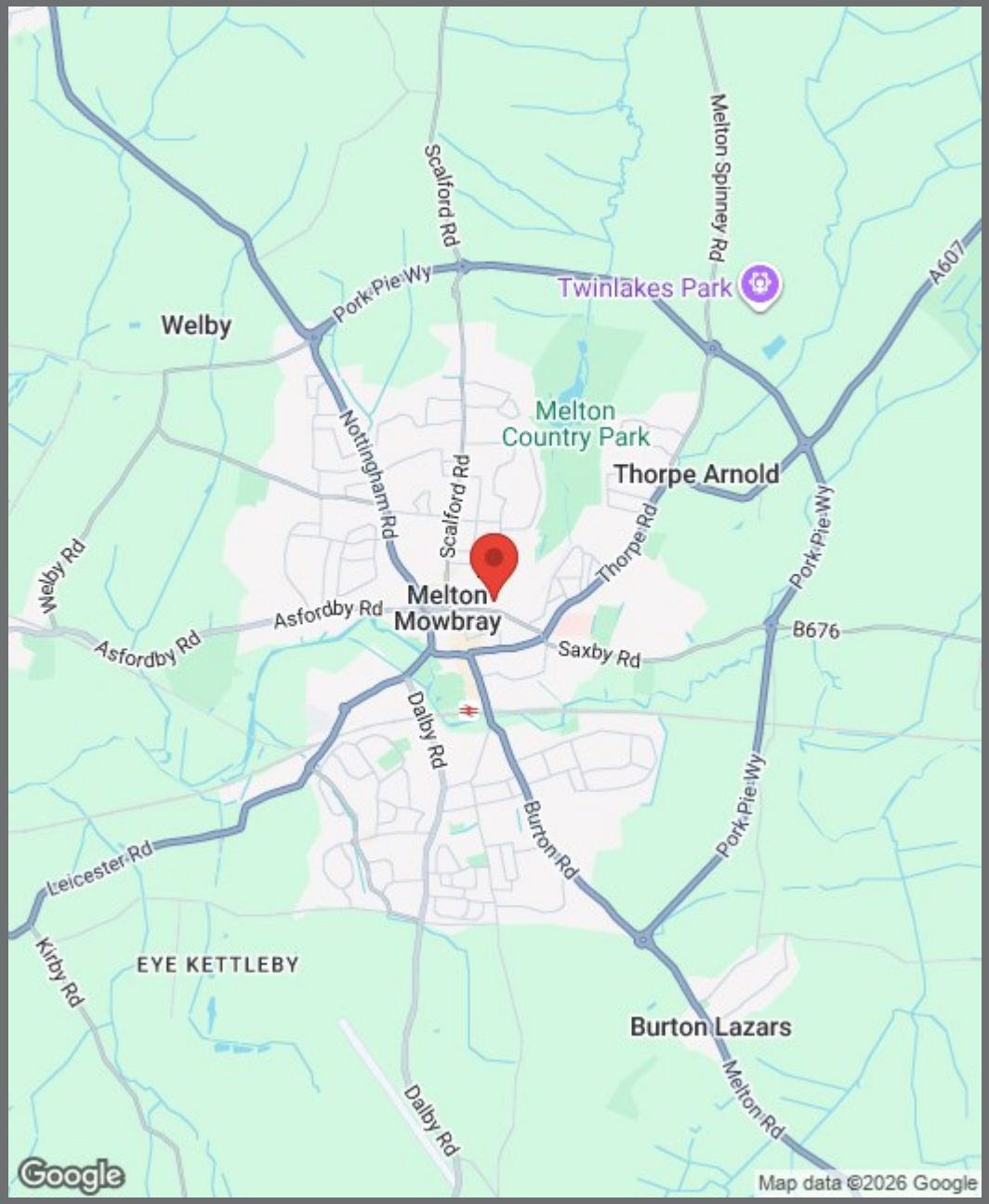
- Office / professional workspace
- Appointment-based businesses
- Beauty and aesthetics
- Consultancy
- Arts and crafts
- Tuition / small-group creative classes
- Studio or hybrid working
- Other low-intensity commercial uses, subject to any necessary consents

Location & Connectivity

Melton Mowbray is an established market town in north-east Leicestershire, serving a substantial rural hinterland. It sits strategically between Leicester, Nottingham, Loughborough, Grantham and Oakham.

The town benefits from the A606 and A607, with the A606 providing connections towards Nottingham and Oakham, and the A607 linking Leicester and Grantham. Other important routes include the A6006, B676 and B6047. The A606 and A607 are identified as primary routes, with the A607 forming part of the Major Road Network.

Although Melton Mowbray is not directly on the Strategic Road Network, it is approximately 10 miles from the A46 to the west and 13 miles from the A1 to the east, giving the town good access to the wider East Midlands and national road network.



VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF Tel:- (01664) 580 181 Option 5 Commercial

TERMS: To be discussed

VAT: VAT is not currently payable on the rent

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

EPC: EPC Rating E

- **Hybrid Workspace To Let**
- **Approx. 500 Sq. Ft.**
- **£6,500 per annum**
- **Two dedicated parking spaces**
- **Private business base close to Melton Mowbray town centre**
- **Gas central heating**
- **WC**
- **Office / Professional workspace**
- **Fully self-contained**



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

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Tel: 01664 560181 Option 5 Commercial

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