



29 Market Place, Melton Mowbray, Leicestershire, LE13 1XD

To Let £45,000 per annum Approx. 4,660 Sq. Ft

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

29 Market Place Melton Mowbray Leicestershire LE13 1XD

SUBSTANTIAL TOWN CENTRE RETAIL / HOSPITALITY PREMISES

A prime positioned property within the heart of Melton Mowbray's historic Market Place, offering a substantial and versatile commercial opportunity extending to approximately:
4,660 SQ FT / 433 SQ M arranged over
Basement, Ground and Part First Floor.

The property provides an exciting opportunity for an established operator, retailer, hospitality business or other commercial occupier seeking a significant town-centre presence.

The generous floor area and configuration offer considerable flexibility, with the accommodation lending itself particularly well to retail, hospitality, food and beverage, leisure, showroom and destination-led commercial uses.





MARKET PLACE LOCATION

29 Market Place is situated directly within Melton Mowbray Market Place, the traditional commercial and civic heart of the town.

The Market Place provides a distinctive combination of national retailers, independent businesses, cafés, restaurants, food operators and professional services, together with regular markets which bring additional activity into the town centre.

Current businesses within the immediate Market Place environment include:

- Holland & Barrett
- EE Mobile
- Cafè Nero
- Istanbul Turkish Cuisine
- Boots
- Vision Express

This mix demonstrates the variety of retail, food, beverage and leisure activity already established around the Market Place.

The Market Place also hosts the Melton Town Market every Tuesday and Saturday, providing a regular source of activity and footfall within the town centre.

ACCOMMODATION

Floor	Use	Approximate Area
Basement	Retail / Ancillary	249.50 Sq. m (2,685 Sq. ft)
Ground Floor	Retail / Ancillary	109.20 Sq. m (1,175 Sq. ft)
Part First Floor	Ancillary	74.30 Sq. m (800 Sq. ft)
TOTAL		433.00 Sq. m (4,660 Sq. ft)

The accommodation provides a particularly generous amount of space for a town-centre property and offers the potential for a range of different trading configurations, subject to the occupier's proposed use and planning requirements.

POTENTIAL USES

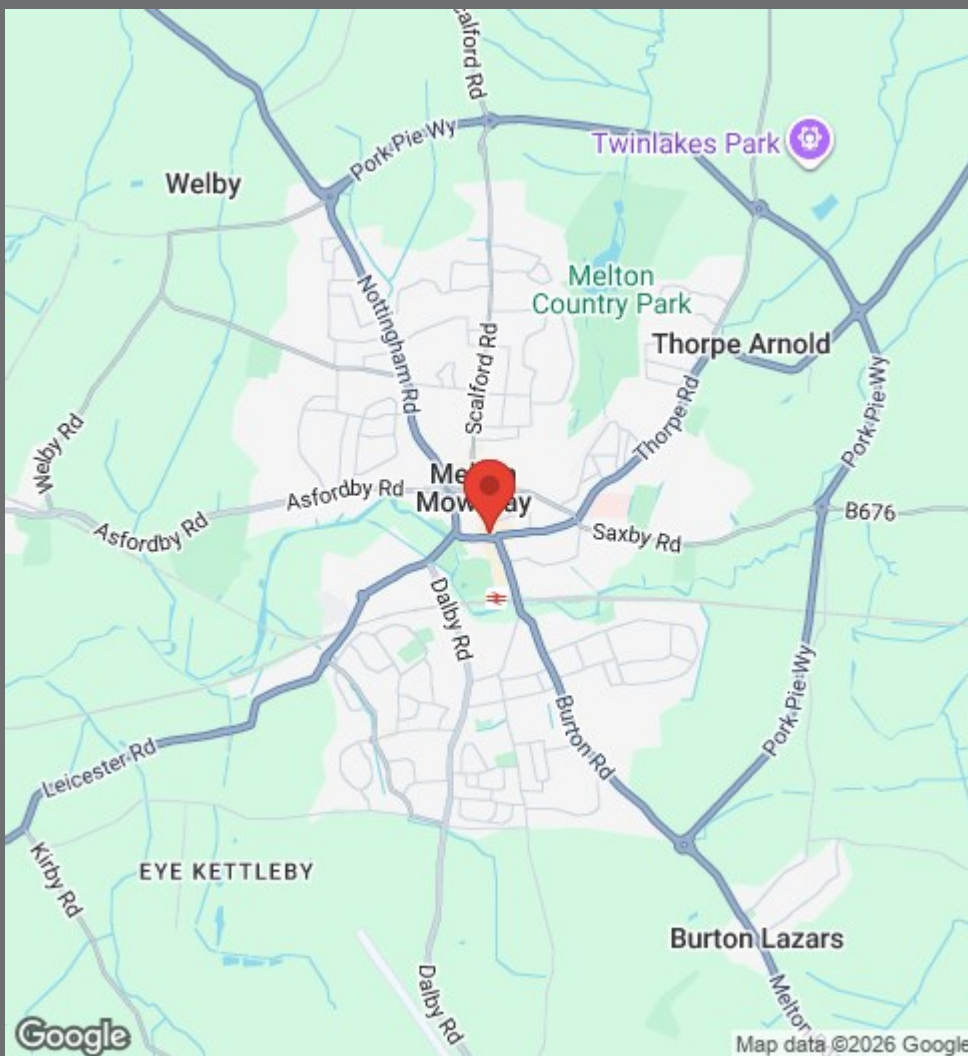
The property is considered suitable for a variety of potential commercial uses, including:

- Retail
- Restaurant / Hospitality
- Café / Coffee Shop
- Showroom
- Leisure
- Food Hall / Specialty Food
- Gallery / Studio

Other uses may be considered subject to planning permission, change of use and all other necessary statutory consents.

Prospective occupiers are advised to make their own enquiries with the Local Planning Authority in respect of their intended use.





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

Tel: 01664 560181 Option 5 Commercial

www.shoulers.co.uk
e.danby@shoulers.co.uk or
r.pressland@shoulers.co.uk

GENERAL INFORMATION

TENURE

The premises are offered by way of a Full Repairing and Insuring (FRI) lease.

TERM

Term to be discussed and agreed.

The landlord is prepared to consider proposals from suitable occupiers regarding the length and structure of the lease.

VAT

VAT is payable on the rent

- Prominent Market Place Location
- Approximately 4,660 sq ft / 433 sq m
- Substantial multi-level town-centre premises
- Basement, ground and part first-floor accommodation
- Strong mix of retail, food, café and hospitality operators nearby
- Suitable for a variety of commercial uses
- Alternative uses subject to planning
- Rent: £45,000 per annum plus VAT
- Lease term to be discussed and agreed

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