Lakeside Property Station Road, Upper Broughton, Melton Mowbray, Leicestershire, LE14

To Let £8,000 per annum Approx. 600 Sq. Ft

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Lakeside Property Station Road
Upper Broughton
Melton Mowbray
Leicestershire
LE14 3BQ

A rare opportunity to lease an attractive detached commercial unit occupying a picturesque position within a well-established horticultural nursery setting, just north of Melton Mowbray.

The property enjoys an enviable lakeside outlook with private decking overlooking the water, creating a tranquil and inspiring working environment seldom available in the local market.

LOCATION

The property is situated on a highly attractive horticultural nursery site in the countryside north of Melton Mowbray, offering a peaceful yet accessible location. The setting provides a unique destination environment with established visitor appeal and a strong connection to gardening, nature, creativity and rural enterprise.

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The unit extends to approximately 600 sq ft (55.7 sq m) and is suitable for a variety of uses, particularly those complementary to the existing nursery environment, including horticultural, garden-related retail, artisan crafts, creative studios, gallery space, pottery, painting, design workshops, wellness activities, and similar uses (subject to any necessary consents).

ACCOMMODATION

The accommodation comprises a self-contained detached timber-clad building benefiting from:

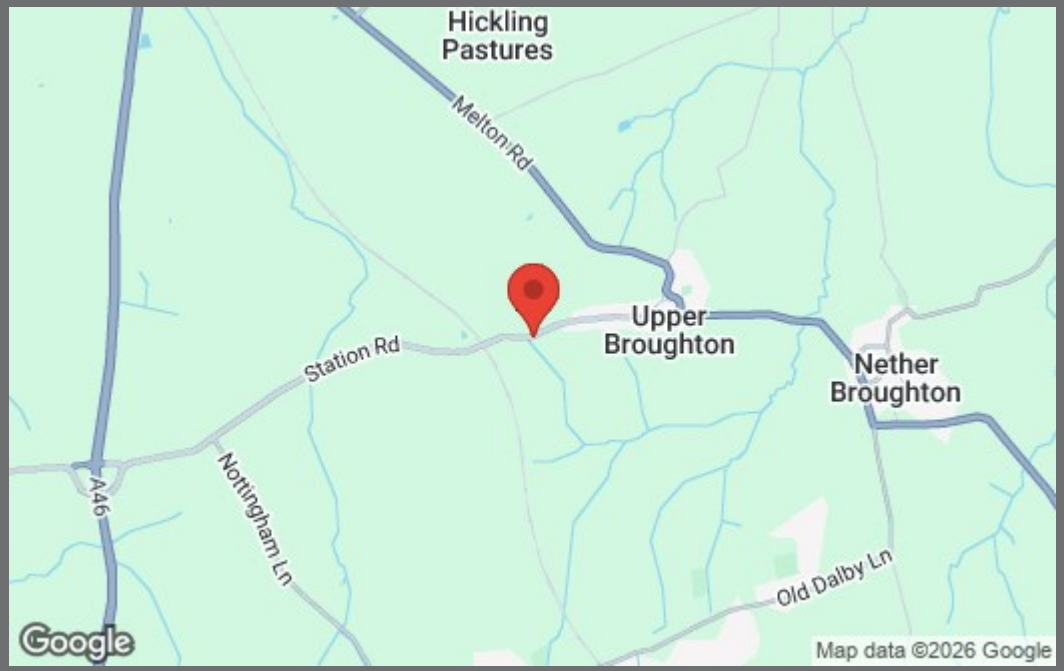
- Open-plan retail, studio or workspace accommodation
- Attractive lakeside setting with direct access to decking area
- Large windows providing excellent natural light
- Independent access
- Parking available on site
- Electric supply included within the rent
- Pleasant, landscaped surroundings within an established nursery complex
- Immediate availability

IDEAL USES

The landlord is seeking occupiers whose business would complement the character and setting of the site. Potential uses may include:

- Garden and horticultural retail
- Floristry
- Artisan workshops
- Pottery studio
- Artist's studio
- Painting and creative arts
- Craft retail
- Gallery space
- Interior design studio
- Wellbeing and lifestyle businesses
- Educational workshops and classes
- Boutique retail concepts

Other uses may be considered, subject to suitability and any required planning permissions.



GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel-(01664) 560181 Option 5 Commercial

TERM: Full repairing and insuring Lease available, Minimum 3 Year agreement

UTILITIES: Electricity included within the rent

PARKING: Available on site

VAT: N/A

Connectivity

The property benefits from convenient access to the regional road network, including:

- A46 (Leicester – Newark trunk route)
- A607 (Melton Mowbray – Leicester)
- A606 (Nottingham – Stamford)
- A1(M) via nearby connections
- M1 Motorway via Leicester and Loughborough connection

These routes provide access to Leicester, Nottingham, Grantham, Stamford, Newark and the wider East Midlands region.

- Rent: £8,000 per annum
- Approx. 600 sq ft (55.7 sq m) – Available Immediately
- Open-plan retail, studio or workspace accommodation
- Attractive lakeside setting with direct access to decking area
- Large windows providing excellent natural light
- Electric supply included within the rent
- Parking available on site
- Pleasant, landscaped surroundings within an established nursery complex

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