

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

To Let £8,500 per annum

Approx. 250 Sq. Ft.

SHOULERS
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29b Market Place
Melton Mowbray
Leicestershire
LE13 1XD





A charming and characterful "bijou" retail unit occupying an enviable position directly within the pedestrianised Market Place.

The compact accommodation offers approximately 250 Sq. Ft of sales space, making the property particularly suitable for a specialist retailer or service business seeking a low-overhead premises.

The position provides an excellent opportunity for an independent business to benefit from both the established town-centre footfall and the additional activity generated by market days.

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ACCOMMODATION The property comprises a single-storey retail unit with the following approximate dimensions:

Accommodation Approximate Measurements

Shop Front 10' 2"

Front Width 8' 6"

Rear Width 6' 7"

Shop Depth

DESCRIPTION

29b Market Place is a particularly attractive small retail property situated in one of the most desirable trading positions within Melton Mowbray town centre.

The property presents an appealing traditional period-style shopfront, with decorative detailing and a large glazed display window providing excellent opportunity for window merchandising and branding.

The premises are currently presented in a stylish boutique format, demonstrating the potential of the unit for an independent retailer looking for a distinctive and affordable town-centre presence.

The compact accommodation offers approximately 250 sq ft of sales space, making the property particularly suitable for a specialist retailer or service business seeking a low-overhead premises in a prime pedestrianised location.

POTENTIAL USES

The property would be ideally suited to an independent, boutique-style business, including:

Boutique Retail • Gifts • Jewellery • Fashion Accessories • Art & Craft • Florist • Specialist Retail • Gallery • Collectables • Appointment-Based Services

Subject to the necessary planning and statutory consents, the unit could provide an excellent base for a wide variety of small businesses.

GENERAL INFORMATION

RENT: £8,500 , in advance, exclusive of rates and council tax.

VIEWING: Strictly by appointment with Shoulers LLP, Tel:- 01664 560181 Option 5 Commercial

SERVICES: Mains electricity, water and drainage

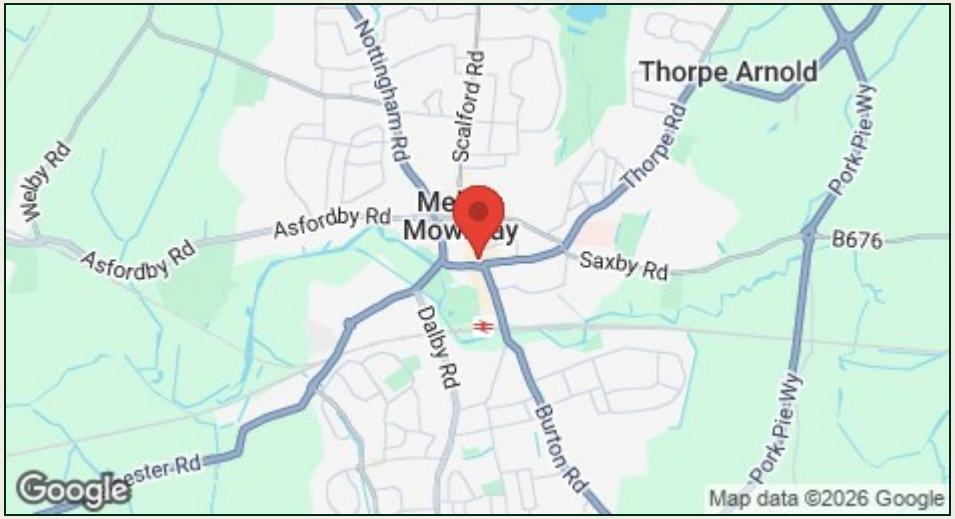
TENURE: The premises are available To Let by way of a new lease, with terms to be agreed. Min 3-Years

TERM: Term to be discussed and agreed

EPC: This property has an Energy Performance Efficiency Rating Band E

VAT: VAT is payable on the rent

RATEABLE VALUE:
Interested parties are advised to make their own enquiries with the Local Authority regarding the current Rateable Value and any applicable Small Business Rates Relief



- **Prime Market Place location**
- **Prominent and attractive period-style shop frontage**
- **Approximately 250 sq ft sales area**
- **£8,500 per annum plus VAT**
- **Central pedestrianised position**
- **Rear wash lobby and W/C**
- **Ideal for boutique and specialist retail**
- **Excellent glazed display window**

Shoulers LLP, Kings Road,
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