

MELTON MOWBRAY

The Bell Centre

LE13 1PJ

- Successful market town
- Located in the heart of Melton Mowbray Town Centre
- 1,000 sq ft - 4,300 sq ft
- 45 space public car park to the rear



LOCATION

The Bell Centre is located within the heart of Melton Mowbray Town Centre in the East Midlands. The shopping centre fronts Nottingham Street and is also directly accessible from the 45 space public car park to the rear of St Mary's Way. Melton Mowbray is a successful market town which has performed well historically and is also renowned for its famous pork pies which have traditionally been produced within Melton Mowbray.

DESCRIPTION

There are currently a variety of units available ranging from 1,000 sq ft to approximately 4,300 sq ft. Units can be let individually or combined.

ACCOMMODATION

Unit	Ground Floor	First Floor
Unit 1 / 2	1631 sq ft	505 sq ft
Unit 3	562 sq ft	432 sq ft
Unit 4	482 sq ft	323 sq ft
Unit 5/6/7	2,489 sq ft	944 sq ft
Unit 13	748 sq ft	692 sq ft
Unit 14	719 sq ft	625 sq ft
Unit 15	326 sq ft	N/A
Unit 20-21	1,059 sq ft	589 sq ft
Unit 22	825 sq ft	696 sq ft

TENURE

The units are available by way of a new lease for a term of years to be agreed on effectively full repairing and insuring basis.

SERVICE CHARGE

Each unit has a weighted service charge proportional to the size of the unit.

RENT

On Application



RATEABLE VALUE

Unit 1 / 2	£32,500
Unit 3	£7,800
Unit 4	£7,000
Unit 5/6/7	£28,250
Unit 13	£9,100
Unit 14	£8,400
Unit 15	£5,100
Unit 20-21	£16,750
Unit 22	£13,000

Interested parties are advised to make their own enquiries with the Local Authority (Melton Borough Council 01664 502502)

EPC

An energy performance certificate has been commissioned and is available upon request.

VAT

VAT is payable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

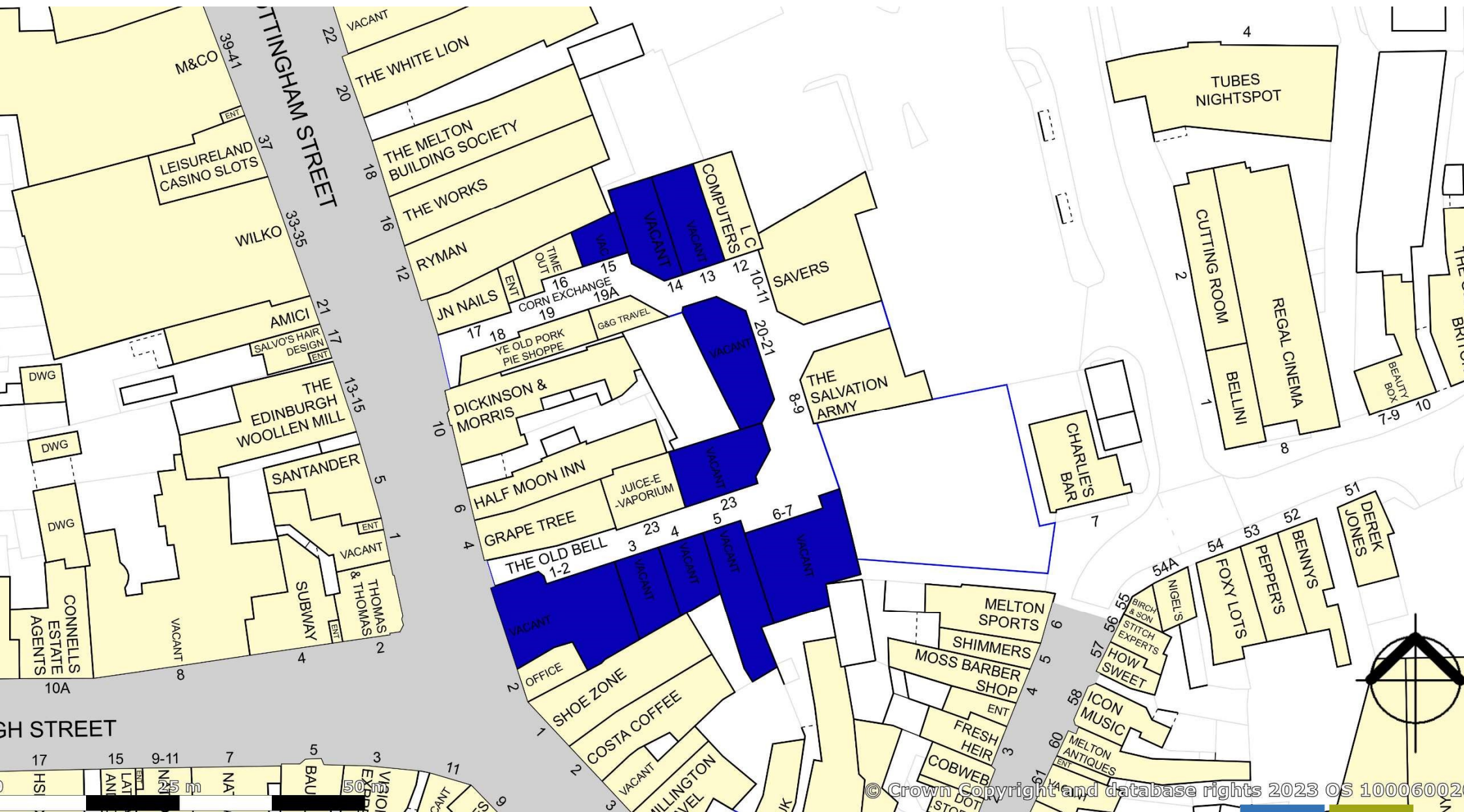
All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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