



MELTON MOWBRAY

34 SHERRARD STREET, LEICESTERSHIRE, LE13 1XJ

To Let:

£9,900pa

REDUCED RENT INCENTIVE

A newly painted double fronted shop in a good central secondary position on a busy non-pedestrianised street. Sited between William Hill and Domino's the shop benefits from c. 837 sq. ft. sales. Other neighbours include Morrisons, Poundland, Spec Savers, Peacocks, CEX, Montero Lounge and Lloyds Pharmacy.

A3/A5 change of use application underway

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Large Central Shop

ACCOMMODATION

Sited a short walk from the Market Place within the town's Conservation Area the property offers spacious retail accommodation with a newly painted fully glazed arcaded entrance.

The shop has been occupied most recently as a licenced convenience store and is offered for either continued A1 retail use or alternative uses such as A3 (café/restaurant) and A5 (Takeaway) for which the Landlord is currently submitting a planning application for change of use.

Built Front: 24.26 ft (7.39m)

Shop Front: 22.15 ft (6.75m)

Shop Width: **Front:** 23.8 ft (7.25m)
Rear: 15.10 ft (4.6m)

Shop Depth: 44.6 ft (13.5m)

Ground Floor Sales (NIA): 837.9 sq ft (77.84 sq m)
Fitted with wood effect laminate flooring, suspended ceilings, wood effect slat walling and a mix of fluorescent (T8) and recessed lighting. The shop is fitted with over door heaters to front and rear, fire detection system and security alarm, not tested by the agents.

Stores/Wash Lobby: 30 sq ft (2.79 sq m) hand basin and water heater.

W.C.

GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire LE13 0UJ. Tel:- (01664) 410166

TERMS: A new tenant's internal repairing and insuring lease is offered at a rent of £9,900pa for a term of 3 years. Other proposals will be considered.

VAT: We understand that VAT is not currently payable on the rent.

SERVICES: Mains electricity, water and drainage are connected. The service installations have not been tested by the agents so prospective tenants should make their own enquiries as to the suitability for their intended use.

RATEABLE VALUE: £16,500. (Rates payable £8,101.50).

EPC: This building has an Energy Performance Asset Rating Band D. Ref: 0630-0130-3619-4894-8002. The full EPC available on request and downloadable from:

<https://www.ndepcregister.com/>



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Melton Mowbray, Leicestershire LE13 0UJ

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