



## MELTON MOWBRAY

7 KING STREET, LE13 1XA

To Let:  
**£12,500pa**

### HERITAGE RETAIL OR OFFICE PREMISES

Prominently positioned Grade II\* Listed property sited in the town centre at the top of pedestrianised King Street offering around 606 sq ft ground floor accommodation with 1<sup>st</sup> floor office (77 sq ft) and 2<sup>nd</sup> floor attic storage (150 sq ft).

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

[www.shoulers.co.uk](http://www.shoulers.co.uk)



View of King St. towards Market Place

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# Heritage Retail Premises

## ACCOMMODATION

This historic shop premises forms part of a Grade II\* Listed medieval building with Regency interior, standing prominently at the top of the pedestrianised part of King Street before it turns towards the cinema and leads to St Mary's Way car park close by. This dignified property looks towards the Market Place and shares this busy street with a variety of local traders including a barbers, green grocers, hairdressers, florists, music centre, antique dealer, bridal wear and cafés with W H Smith and Vodafone astride the street entrance from the market square.

Currently occupied by Melton Toys who are shortly relocating to new premises in the town, the shop would suit continued retail use or alternatively office use.

**Net Internal Area:** 833 sq ft approx.  
**Shop Depth:** 22ft  
**Shop Width:** 31ft 10"  
**Ground floor sales:** 606 sq ft approx.

The shop is entered beneath an attractive Victorian-style canopy via a level central door with large traditional display windows each side and divided internally into two sales areas fitted with carpets throughout with multiple recessed floor power points.

Step up to:

**Common rear entrance Hall** leading to:

**Common kitchenette:** 71 sq ft approx.

**Common W.C./Storeroom**

**Under stairs store cupboard**

Lobby leading to:

**Common Reception Hall:** with carpet and panel heater.

Staircase leading to First Floor common landing leading to:

**W.C.** and Through-Office giving access to:

**Office/Store room:** 77 sq ft approx. (exclusive use)

Stairs leading to Second Floor:

**Attic Stores:** 150 sq ft approx. (exclusive use)

## 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 lease for a term of 3 to 5 years is offered commencing at a rent of £12,500pa. N.B. The rent currently includes water rates and standing charges for all services.

**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. Prospective tenants should make their own enquiries.

**RATEABLE VALUE:** £11,750 (2017 draft valuation of whole building). The parts to be let exclusively will be separately assessed on occupation.

**EPC:** This building is exempt from the requirement for an Energy Performance Certificate on the grounds that it is Grade II\* Listed.



Wilton Lodge, Wilton Road,  
Melton Mowbray, Leicestershire LE13 0UJ

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