



MELTON MOWBRAY

1 BOWLEY COURT, LE13 1XY

To Let:

£5,800pa

A small central shop of 483 sq ft approximately, flanking a well-established through route in the heart of Melton. Fed from the north by Chapel Street and St Mary's Way car parks, the court opens onto busy Sherrard Street at the south end.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Small central shop

ACCOMMODATION

Bowley Court is a small shopping court supporting a variety of local retailers and nearby multiples include Peacocks, SpecSavers, Poundland, Lloyd's Pharmacy and Morrisons.

Well situated on the Sherrard Street entrance to the court, the shop offers a good display window. The property is available on relocation and expansion of the previous tenant Wet Paint Collective who have moved to new premises within Bowley Court.

Net Internal Area: 483 sq ft (44.87 sq m)

Shop front: 14 ft 3ins (4.34 m) with smart bronze aluminium main display and short return frontage.

Sales Area: 437 sq ft, (40.60 sq m)

Fitted with laminate flooring and fluorescent lighting throughout with a narrower area to the rear suitable for division off as a consulting or preparation room, currently fitted with work surface and base units. May be removed by the outgoing tenant if not required.

Sink, lobby and W.C.

Use: No hot food uses will be considered.

VAT: is not currently payable on the rent.

GENERAL INFORMATION

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

TERMS: A new full repairing and insuring tenancy agreement is offered for two or three years. The landlord will be responsible for maintaining the roof.

SERVICES: Mains electricity, water and drainage.

RATEABLE VALUE: £5,700.

EPC: This building has an Energy Performance Asset Rating Band D. Ref: 9944-3020-0021-0390-9271. The full EPC available on request and downloadable from:

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



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