



MELTON MOWBRAY

31 SHERRARD STREET, LE13 1XH

To let:
£11,500pa

A pleasant town centre shop with consulting rooms over offering a net internal area of about 1,048 sq. ft. with extensive retail display windows returning into the entrance of Bowley Court shopping court.

The premises are offered newly decorated and are conveniently sited on a busy shopping street and main thoroughfare through the town.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

ACCOMMODATION

Standing in a traditional parade of shops, midway between Morrisons, McDonalds and the Market Place, the shop lies on a main retail street among multiple and private traders.

The premises comprise a lock-up shop with central staircase and consulting rooms above. Newly decorated throughout, it has fitted carpets and gas central heating throughout and air conditioning to some rooms. Together with Pearce the long established jeweller, it flanks the entrance to Bowley Court where there is further shopping and a route through to the main car parks and bus stands.

Net Internal Area: 1,048 sq ft (97.36 sq m)

Shop Front: 12' 01"

Return Frontage: 36' 1"

Ground Floor Sales Area: 385 sq ft (35.77 sq m) approx.

The ground floor sales area is fitted with suspended ceiling and modern energy efficient lighting, currently partitioned at the rear to form a Consulting room (108 sq ft) with an air conditioning unit. A side display window has been boarded up at the rear but could be uncovered to provide further window display.

Stairs, with cupboard under, leading to:

First Floor waiting area: 139 sq ft approx.

Consulting room 1: 108 sq ft approx. with half height fitted cupboards and air conditioning unit.

Consulting room 2: 156 sq ft approx. with hand basin and air conditioning unit.

Consulting room 3: 137 sq ft approx. with hand basin.

Staff/mess room, with new gas fired central heating boiler. **W.C** and **storeroom.**

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 lease is offered on a full repairing and insuring basis for a term of 3 years or more.

SERVICES: Mains electricity, gas, water and drainage.

RATEABLE VALUE: £10,750 (2017 list)

VAT: The property is currently exempt from VAT

EPC: This building has an Energy Performance Asset Rating Band E. Ref: 0794-2511-4630-9100-5203
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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