



MELTON MOWBRAY

12 WINDSOR STREET, LE13 1BU

For Sale: **£295,000**
OR

To Let: **£29,500pa**

A newly built shop located on the site of the former post office in the centre of town beneath an attractive modern apartment block. Windsor Street is the major stopping point for local bus services, and lies between shoppers' car parks and the Market Place area, and is also adjacent to an entertainment area of restaurants and public houses around the cinema.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

Major new central shop

ACCOMMODATION

The shop is newly completed to shell finish ready to take the purchaser or tenant's bespoke shop fit. There is rear loading through the yard off King Street by the Police Station.

The premises stands prominently at the top of Windsor Street opposite a parade of shops, being centrally located a short walk from two of the town's main shoppers' car parks. Having a substantial frontage with large openings, the property offers potential for a good visual presence to passengers using the local bus services and pedestrians using Windsor Street as a popular access route to Sherrard Street.

Nearby national operators include Poundland, Lloyds Pharmacy, Domino's Pizza, Peacocks, Specsavers, Montero Lounge, Yorkshire Trading Company, CEX as well as a good mix of independent traders.

Gross Internal Area: 4,900 sq ft (455 m²)

Frontage: 70 ft (21.5 m)

Depth: 88 ft (27 m)

Use: Retail or other quiet uses, subject to consents.

Rates: Not yet assessed.

Tenure: The property is held on a 999 year lease commencing 2007, at a peppercorn rent.

Terms: The leasehold interest is offered for sale or a new equivalent full repairing sublease of 15 years or more is offered at market rent.

GENERAL INFORMATION

SERVICES: Mains electricity, gas, water and drainage. Meters for services are not currently installed in the premises.

VIEWING: Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166.
Contact: Helen Montague –
h.montague@shoulers.co.uk

VAT: VAT will be payable on the rent.

EPC: This building has an Energy Performance Asset Rating Band C. Ref: 0031-0831-6900-0274-0002
The full EPC available on request and downloadable from:
<https://www.ndepcregister.com/>

Note: An interest is disclosed under Estate Agents Act 1979.

LOCATION: Melton Mowbray is a thriving historic market town offering good shopping and leisure opportunities serving a population of 25,000 with a retail catchment of approximately double this figure. Melton has a predominantly agricultural base and hosting weekly cattle and farmers markets as well as stall markets three times a week. It lies approximately 15 miles north east of Leicester (A607), 20 miles south of Nottingham (A606) and 16 miles south west of Grantham (A607) and the A1. The town is has good rail links to Leicester and Peterborough and nearby intercity service to London from both Grantham and Leicester.

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

Tel: 01664 410166

www.shoulers.co.uk

commercial@shoulers.co.uk

h.montague@shoulers.co.uk