



# MELTON MOWBRAY

37 NOTTINGHAM STREET, LE13 1NN

Guide Price:  
**£200,000**

## Freehold Commercial Property

An attractive three storey double fronted Victorian property forming part of an extensive terrace of shops in one of the town's main pedestrianised streets. Trading for many years as an amusement arcade the property amounts to around 1,400 sq. ft. plus further attic rooms on the second floor which offer scope for residential conversion with potential for alternative or mixed uses, subject to necessary consents.

Viewing is strictly by appointment with the sole agents.

**Tel: 01664 410166**

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



**Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers



# Retail Freehold Opportunity

## ACCOMMODATION

The property comprises an attractive Grade II Listed building, built late 18<sup>th</sup> early 19<sup>th</sup> Century of painted brick construction under a slate roof with felted flat roof rear extension. The premises form part of an extensive terrace of period shops in one of the town's main pedestrianised shopping areas. The property boasts a Victorian shop front and extends over three floors having first and second floor rooms of domestic scale with the second-floor attic rooms being currently only accessible by ladder through a loft hatch. There is scope for residential conversion of the upper floors to make a manager's flat over the shop, subject to planning consents.

The property is sited between Market Place and the Cattle Market trading area, a short walk from the High Street and Market Place with the Bell Centre public car park close by. Neighbouring traders include M & Co, Wilko, Toymaster, Argos, Rymans and Edinburgh Wool.

The property benefits from fluorescent and spot lighting, security alarm, fire alarm sprinkler system, CCTV system and Daikin air-conditioning to the ground floor.

**Net Internal Area:** 1,400 sq. ft. (130.06 sq. m.) approx.\*  
(\*Excludes attic space)

**Built Frontage:** 28' 6" (8.69m)  
**Front Width:** 26 ft. (7.92m)  
**Rear Width:** 21' 4" (6.49m)  
**Depth:** 44' 7" (13.59m)

**Ground Floor sales:** 945 sq. ft. (87.8sq.m.)

**Rear Sales/Office:** 48 sq. ft. approx.

**Store Cupboard:** 12 sq. ft.

Lobby and stairs leading to:

**First Floor landing:**

Fire Escape Door.

**Storage Lobby**

**Store Room:** with redundant gas boiler.

**Office 1:** 82 sq. ft., with sash windows to front.

**Staff Room:** 125 sq. ft. with sink unit, work surface, electric water heater, carpet and vinyl flooring, sash windows to front.

**Male & Female W.Cs:** one with loft hatch and extendable ladder, both with washbasins and electric water heaters

**Second Floor:**

**Two Attic Rooms:** wooden floor, sash windows to front, original cast iron fireplaces, plastered walls and ceilings, obsolete gas boiler flue ducting in room 2.

County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

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## GENERAL INFORMATION

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

**TENURE:** Freehold, vacant possession upon completion.

**VAT:** We understand that VAT is not payable on the sale price.

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

**RATEABLE VALUE:** £22,250.

Note: 100% rate relief retail discount may apply for certain business uses until 30<sup>th</sup> June 2021 and 66% relief until 31<sup>st</sup> March 2022. This is in addition to the small business multiplier. Contact Melton Burrough Council for further information.

**EPC:** This building has an Energy Performance Asset Rating Band E. Ref: 9222-3082-0270-0990-5401, but is exempt as Listed. The full EPC available on request and downloadable from: <https://www.ndepcregister.com/>

