



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

7 BOWLEY COURT

MELTON MOWBRAY, LE13 1XY

Fantastic Community Hub - Retail/Services

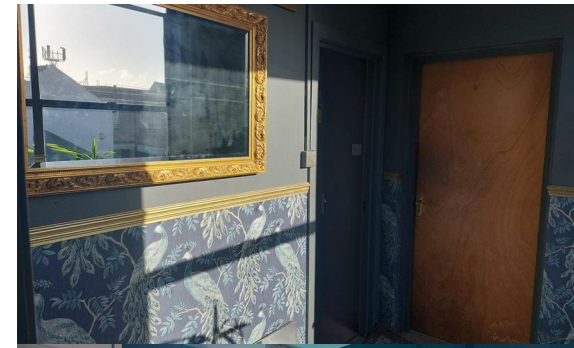
REDUCED TO-LET £4,500 per annum



A chance to acquire an affordable premises in the heart of Melton Mowbray.

Bowley Court is a small shopping court and hub for the community, supporting a variety of local retailers and nearby multiples, these include Peacocks, Specsavers, Poundland, Lloyds Pharmacy and Morrisons.

Well situated on the Sherrard Street entrance to the court. Offering space of **500 sq.ft** of services area, waiting room area, small private room, W.C. and storage room.



GENERAL INFORMATION

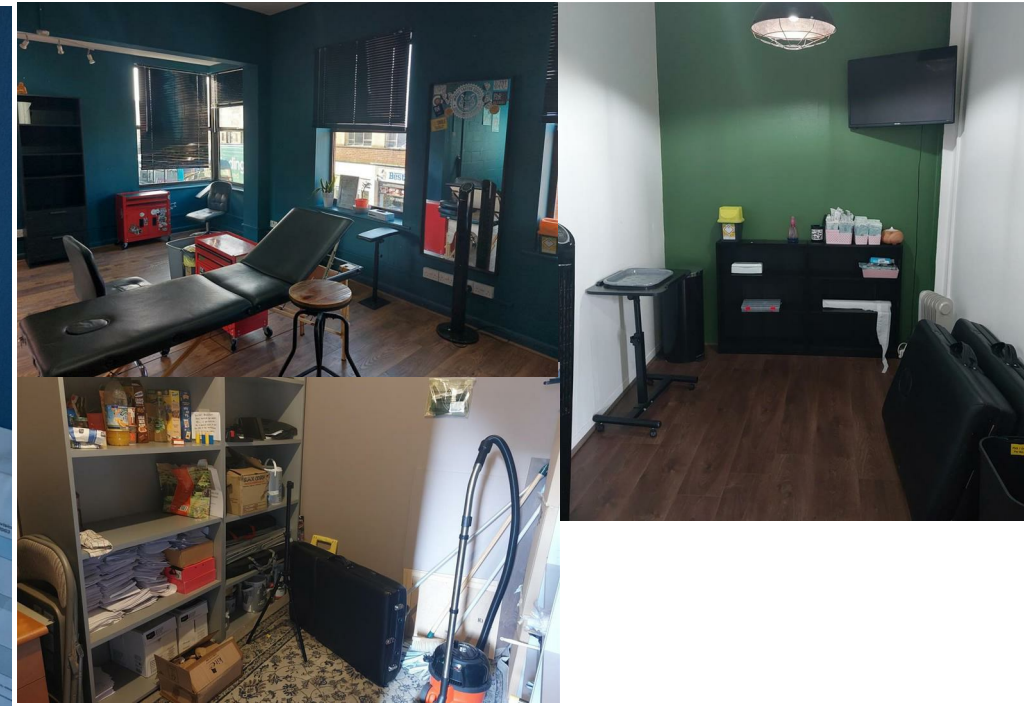
VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF. Tel:- (01664) 560181

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

VAT: VAT is not currently payable on the rent.

SERVICES: Mains electricity, water and drainage are connected. The service installations and fittings have not been tested by the agents. Prospective tenants should make their own investigations as to their suitability to their intended use.

RATEABLE VALUE: £6,000.



Location



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

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EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating	
Band	Passive
A	
B	
C	
D	
E	
F	
G	

England & Wales EU Directive 2002/91/EC