



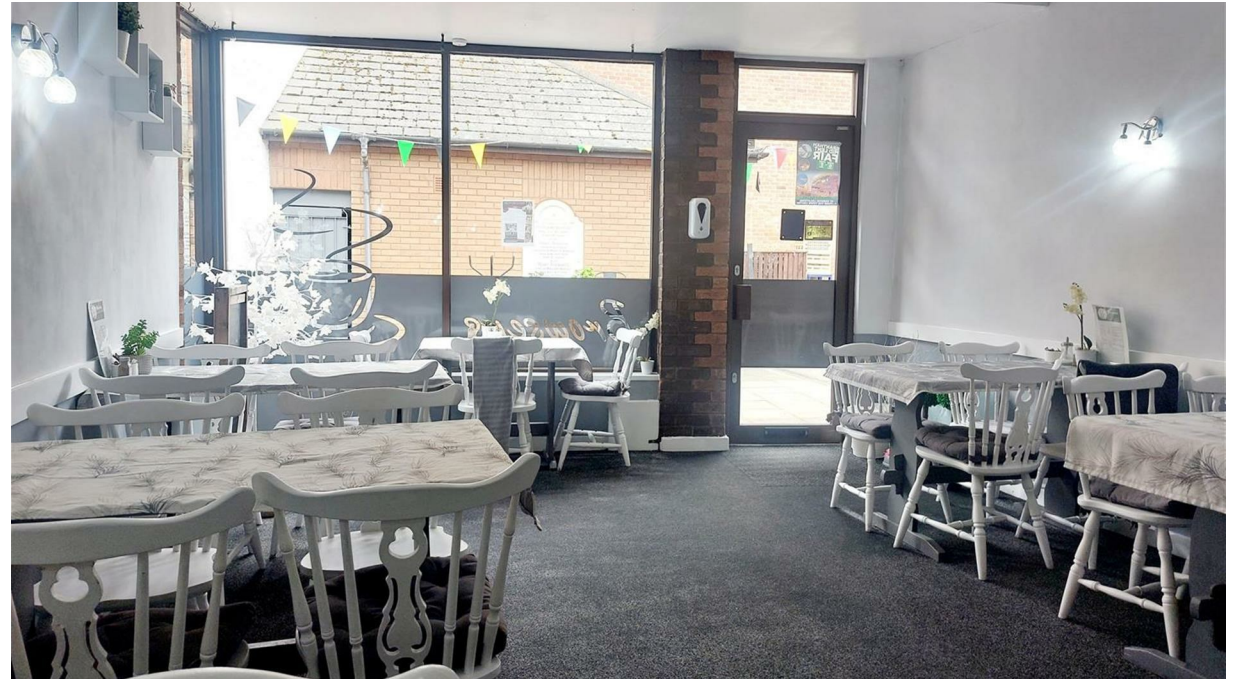
3 Bowley Court, Melton Mowbray, Leicestershire, LE13 1XY
TO LET £6,500 per annum Approx. 570 Sq. Ft.

**Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

**3 Bowley Court
Melton Mowbray
Leicestershire
LE13 1XY**

A chance to acquire a Cafe style property with Commercial kitchen to the rear in the heart of historic Melton Mowbray with a vibrant community hub.

Bowley Court is a small shopping court supporting a variety of local retailers and nearby multiples including Peacocks, Specsavers and Morrisons.





Melton Mowbray continues to balance preservation with modernisation. The town hosts a monthly farmer's market, celebrating local produce and sustaining its market town tradition. The town has been revitalised, including refurbishments of historic buildings and support for independent retailers, ensuring that Melton Mowbray's rich culinary history remains a vibrant part of its present and future.

3 Bowley Court sits within a vibrant busy retail hub, with a good community spirit. Good footfall through a small open shopping mall, just off Sherrard Street, a bustling High Street.



A single storey Café style property with Commercial Kitchen to the rear, with customer W/C. Internally holding 45 covers, with an extra 10 covers to the front of the property set within a pedestrian "suntrap" courtyard area.

Approximately 570 sq. ft, split by service counter with large seating area. The café comes fully fitted with tables and chairs, outside seating, fridges, freezers and microwaves, but not included in the yearly rental, and would be a separate agreement with the current tenant, if the goods are required.



- Excellent Town Centre Location
- Cafe Style property with Commercial Kitchen
- Seats 45 Covers and 10 extra covers outside
- Pedestrian Courtyard area
- Approximately 570 Sq. Ft
- £6,500 per annum
- Vibrant busy retail hub
- Cafe tables, chairs, fridges etc. available on separate agreement with current tenant



VIEWING: Strictly by appointment with 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

SERVICES: Mains electricity, water and drainage

EPC: TBC

VAT: is not currently payable on the rent





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Melton Mowbray, Leicestershire LE13 1QF

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