



25 Burton Street, Melton Mowbray, Leicestershire, LE13 1AE

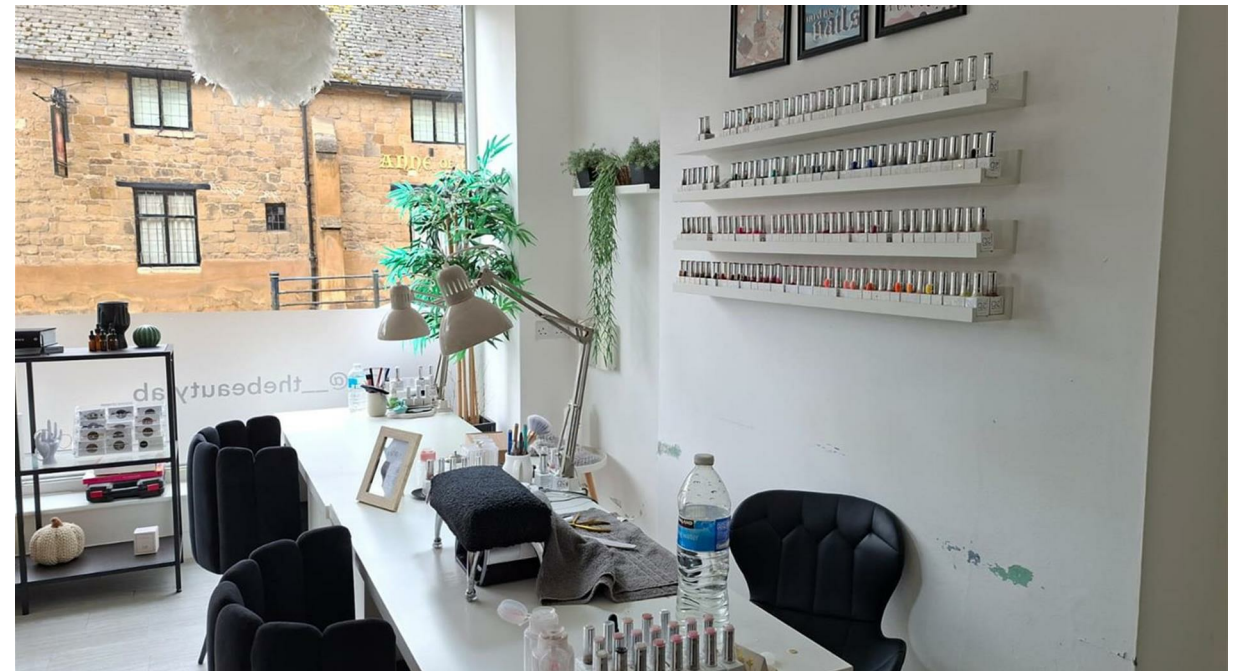
TO LET £7,650 Per annum Approx. 488 Sq. Ft

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

**25 Burton Street
Melton Mowbray
Leicestershire
LE13 1AE**

Grade II Listed boutique shop To Let in Melton town centre, approx. 488 Sq. Ft with a good display window located within a short walking distance from the Market Place on the main access road into the town, from the south.

Burton Street is one of the main thoroughfares to the local authority Parkside office complex, railway station and large public car parking area.





ACCOMMODATION

Standing close to the Bede Houses and opposite the Anne of Cleaves pub, the shop is located in an historical part of the town and occupies part of the building.

Positioned only a short walk from the central shopping area and alongside the A606 main approach road to the town centre, the property is one of many Grade II Listed buildings on this charming street sitting conveniently amongst other established and new businesses.

The railway station and Council office complex lie at one end of the street with large public parking area and the town's market place at the other.

The premises have been occupied by a variety of businesses including an independent health food supplier, ball gown retailer, Moore's Estate Agents and most recently a beauty salon.

NET INTERNAL AREA: Approx. 488 Sq. Ft

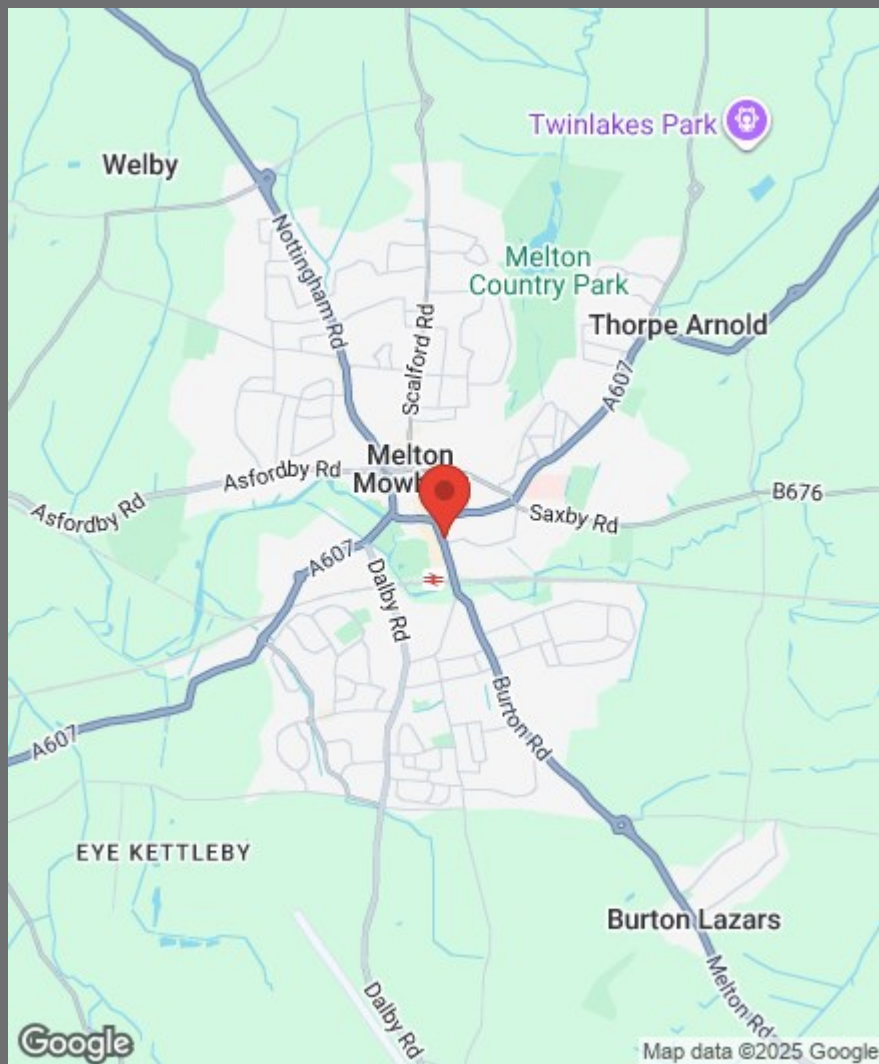
SHOP FRONTAGE: 20' 7"

SHOP DEPTH: 30' 3"

FRONT SALES AREA: 280 Sq. Ft

REAR SALES AREA: 154 Sq. Ft

REAR STORE: 54 Sq. Ft with sink unit and water heater leading to Lobby with shelving and W.C.



Viewings strictly by appointment only contact our Commercial Team on Tel: 01664 560 181 (Option 5)

Tenancy: Minimum 3 year internal repairing and insuring Lease

Services: Mains Electricity, water and drainage are all connected

VAT: VAT is not payable on the rent

RATEABLE VALUE: £7,200

EPC: This building is Grade II Listed and is therefore exempt from the requirement for an EPC

- **Boutique Town Centre Shop To Let**
- **Approx 488 Sq. Ft**
- **£7,650 per annum**
- **Close to railway station and public car parking areas**
- **Walking distance from Market Place**
- **Grade II Listed property**
- **Historic part of Melton Mowbray**

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