



Unit 3 The Old Dairy North Street, Melton Mowbray, Leicestershire, LE13 1NL

First Floor Premises To Let
£4,000 per annum Approx. 800 Sq. Ft

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

**Unit 3 The Old Dairy North
Street
Melton Mowbray
Leicestershire
LE13 1NL**

First floor premises in a refurbished Victorian mill of 800 Sq. Ft situated in the central business district north of Norman Way, within walking distance of the town centre of Melton Mowbray.

Suitable for clean commercial use.

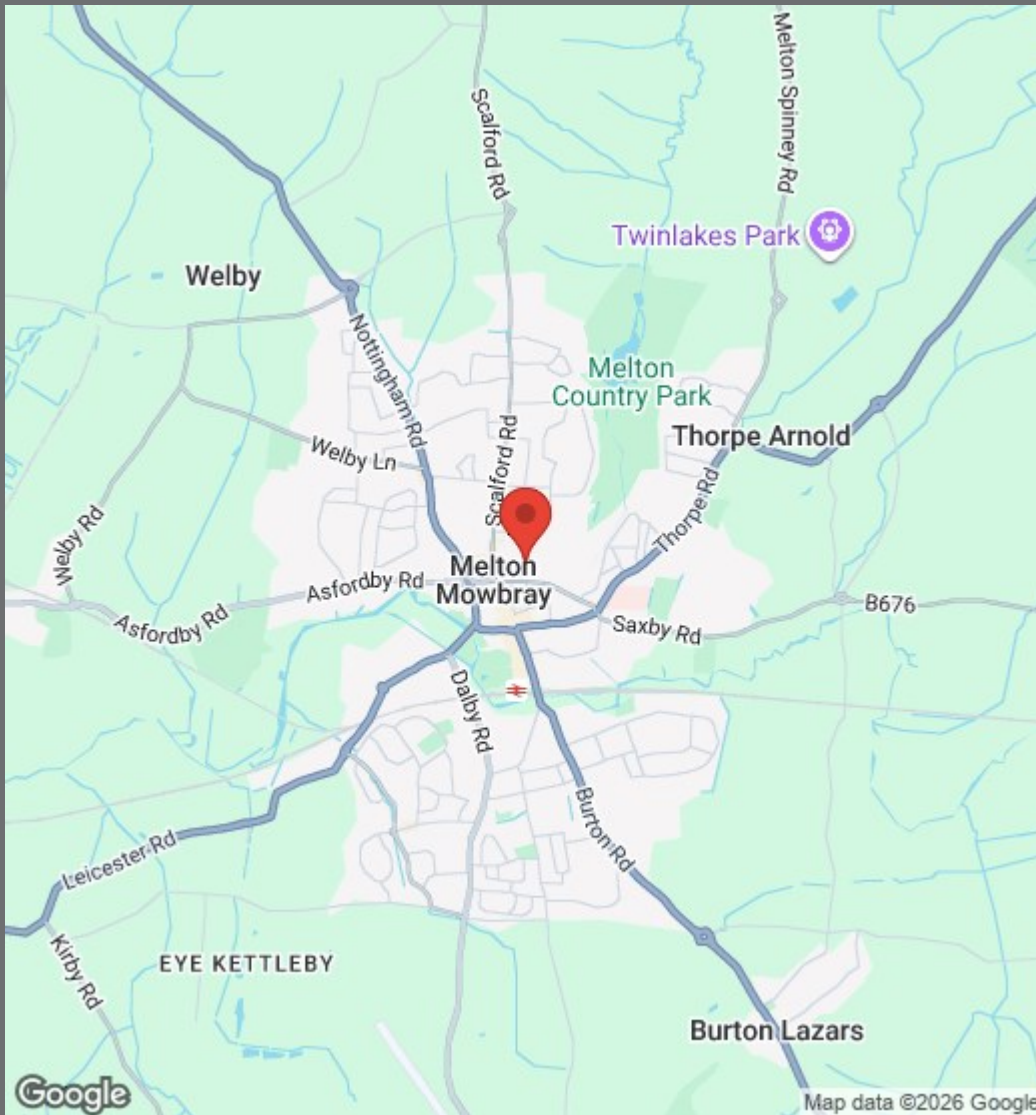


ACCOMMODATION

First floor premises in a refurbished Victorian mill, situated in the central business district north of Norman Way. The space is currently open with storage heating and fluorescent lighting. Security alarm fitted (not tested by the agent). The premises has its own independent entrance and has most recently been used as a gymnasium and would suit a variety of service sector or professional office uses.

Net Internal Area Approx. 800 Sq. Ft including Kitchen and WC

Access is to the rear of the property via a fire escape access.



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

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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, Gas and drainage**

VAT: VAT is not currently payable on the rent

SERVICES: The unit has mains 3 phase electricity and water, separately metered.

Rateable Value: TBC

EPC: Energy Performance Certs rating of "E" <https://find-energy-certificate.service.gov.uk/energy-certificate/0798-2053-7930-7000-580>

- **First Floor Unit 3 To Let**
- **Approx. 800 Sq. Ft**
- **Central Business District**
- **Excellent Location - walking distance to Melton town centre**

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