



**Railway Nursery Station Road, Upper Broughton,
Melton Mowbray, Leicestershire, LE14 3BQ**

TO LET - £4,000 per annum Approx 330 Sq. Ft

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

**Railway Nursery Station Road
Upper Broughton
Melton Mowbray
Leicestershire
LE14 3BQ**

A rare opportunity to lease a charming and secluded rural workshop/studio situated just a stone's throw from Upper Broughton , on the Nottinghamshire and Leicestershire border.

Set within an attractive countryside location, this characterful detached building provides an inspiring and peaceful environment suitable for a variety of commercial, creative and educational uses (subject to any necessary consents).





The property benefits from mains electricity (included within the rent) and offers an ideal retreat for those seeking a quiet working environment away from the distractions of town and city locations.

SUITABLE USES

The workshop would lend itself to a wide range of uses, including:

- Art and painting studio
- Craft workshops
- Tuition and teaching classes
- Reading groups and educational sessions
- Writers' retreat
- Creative design workspace
- Hobby and artisan production
- Wellness or mindfulness workshops (subject to requirements)

ACCOMMODATION

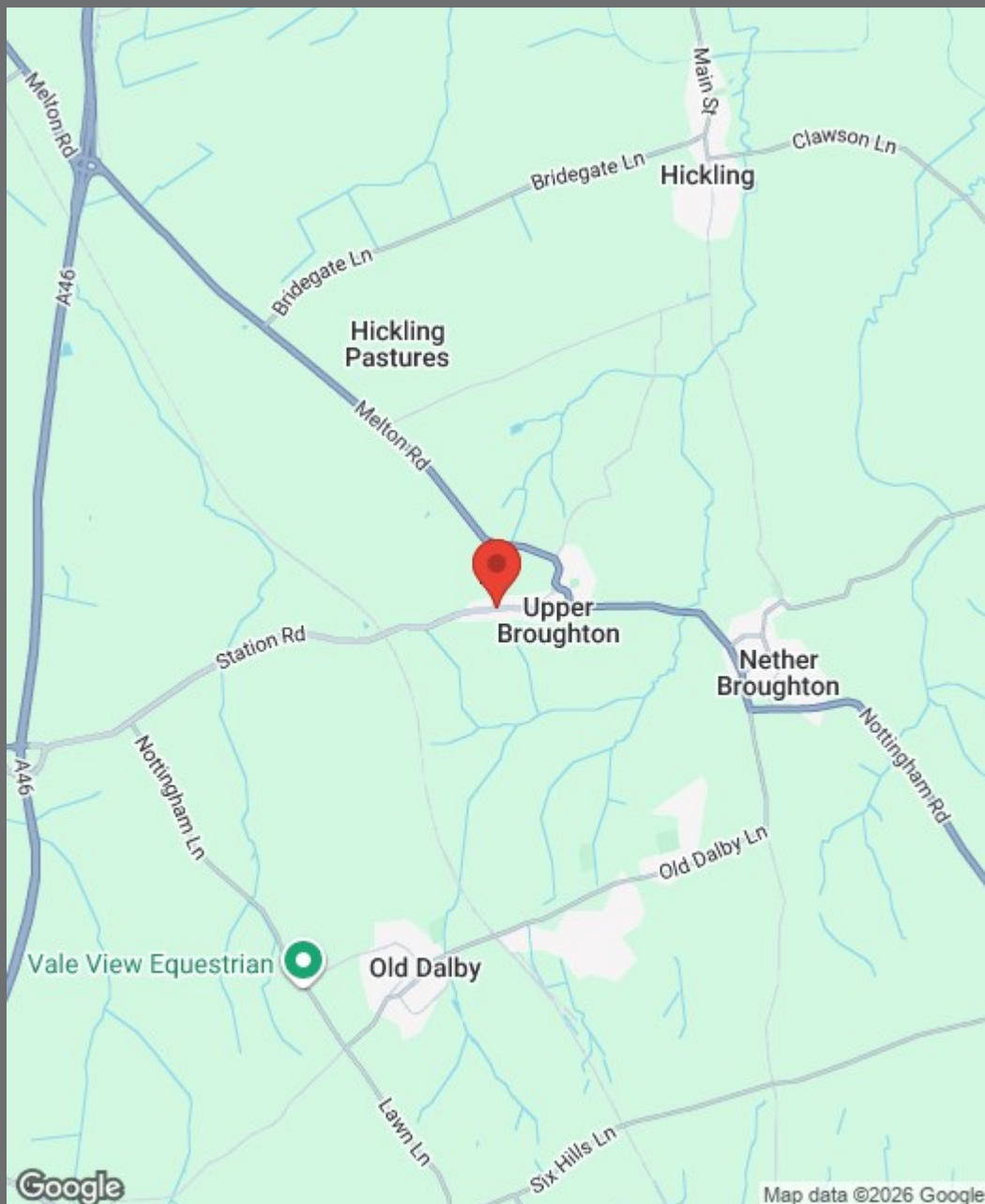
The accommodation comprises a detached single-storey workshop/studio of traditional construction with:

- Character brick and timber-clad elevations
- Pitched tiled roof
- Natural light via side windows
- Electricity connected
- Quiet and private rural setting
- Access to WC facilities located approximately 100 metres from the building

LOCATION

The property occupies a secluded countryside position close to Upper Broughton, offering excellent access to the surrounding villages and the wider East Midlands road network whilst retaining a peaceful rural atmosphere.

The location provides an attractive environment for creative, educational and workshop-based businesses seeking a distinctive setting.



GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel-(01664) 560181 Option 5 Commercial

TERM: Full repairing and insuring Lease available, Minimum 3 Year agreement

UTILITIES: Electricity included within the rent

PARKING: Available on site

VAT: N/A

- Rent: £4,000 per annum
- Available from end of July
- Attractive rural workshop/studio
- Character building with brick and timber elevations
- Secluded countryside setting
- WC facilities available nearby
- Suitable for creative, educational and artisan uses



County Chambers, Kings Road,
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