



10 Market Place, Melton Mowbray, LE13 1XD

TO LET £9,750 per annum Approx 680 Sq. Ft

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

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Grade II listed property occupies a prominent position within Melton Mowbray town centre on Market Place, a well-established retailing location benefiting from strong pedestrian flow. The premises sit amongst a mix of independent retailers, cafés, and local services, providing consistent daytime and weekend trade.

The property comprises an attractive ground floor retail unit with a traditional shop frontage and large display window providing excellent visibility onto Market Place. The accommodation offers an open-plan sales area with good natural light, together with ancillary space suitable for storage and staff use.



Shop Measurements:

Shop Front: 20ft, believed to have timber roller shutters.

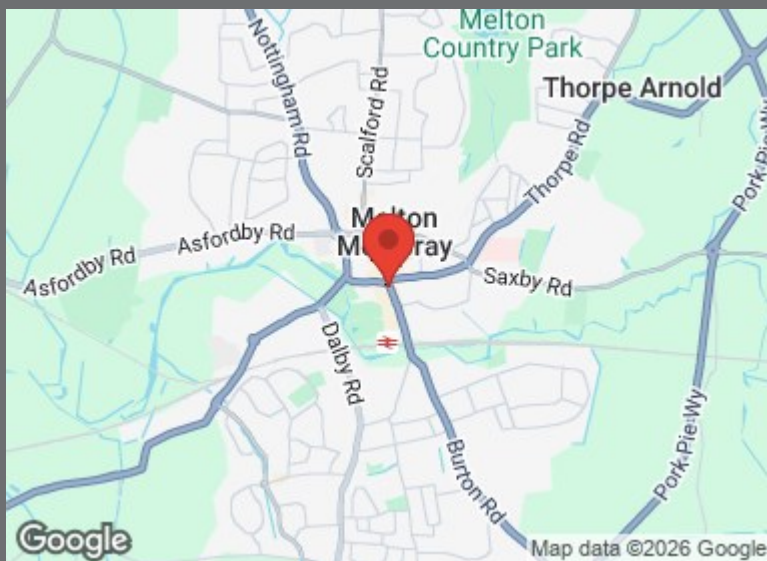
Front Width: 13'6"

Shop Depth: 24'

Sales Area: 525 sq. ft

Preparation Rooms: 155 sq. ft

Rear entrance with w.c. and kitchenette, shared yard and barrow access between 12 & 13 Market Place.



- **Grade II Listed Town Centre Property**
- **Approx 680 Sq. Ft**
- **£9,750 per annum**
- **Central Market Place location**
- **Attractive period frontage**
- **Suitable for a variety of retail or service uses (subject to consent)**
- **Nearby public parking and town centre amenities**

VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF [Tel:- \(01664\) 410166](tel:01664410166)

TERMS: The premises are available by way of a new lease on flexible terms to be agreed. Min 3 years

VAT: VAT is not currently payable on the rent

SERVICES: Mains electricity, water and drainage are connected. The service installations have not been tested by the agents. Prospective tenants should make their own enquiries

RENT: £9,750 per annum exclusive of business rates, utilities, insurance, and all other outgoings

BUSINESS RATES: Interested parties are advised to make their own enquiries with Melton Borough Council regarding rateable value and any available reliefs

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

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

www.shoulers.co.uk
e.danby@shoulers.co.uk

Tel: 01664 560181 Option 5 Commercial

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