



MELTON MOWBRAY

32 LEICESTER STREET, LE13 0PP

Offers around:
£149,950

FREEHOLD RETAIL PREMISES

A well proportioned secondary shop offering 594 sq ft ground floor combined sales and ancillary and 224 sq ft first floor office/showroom. Sited opposite Wilton Park, close to the town centre and Wilton Road car park, the premises are prominently sited close to traffic lights offering good roadside presence, just a short walk from the High Street.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Leicester Street towards Market Place

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Freehold retail premises.

ACCOMMODATION

The property lies at the bottom of Leicester Street, one of the town's busy traffic through roads offering good visibility to passing traffic. The street provides a mix of retail, catering and service-industry traders, leading up to the Market Place. The premises were occupied most recently by an interior furnishings supplier but would suit alternative uses such as financial services, health and beauty, retail or other professional services.

Providing bright and airy accommodation the property is fitted with wood effect vinyl flooring throughout the ground floor and laminate flooring to the first floor with a mix of fluorescent, halogen and spot lighting. The property also benefits from gas fired central heating, a Daikin air conditioning system and a Tranter fire and security system (not tested).

Shop Width: 29' 01"

Shop Depth: 10'

Net Internal Area: 818 sq ft

Ground Floor Accommodation:

Front sales area: 330 sq ft

Rear sales area: 142 sq ft with door to rear patio area.

Rear Office/Store room: 122 sq ft

Cellars: There are two cellars, one on each side of the property.

First Floor Accommodation:

Office/Showroom: 150 sq ft

Kitchen: 74 sq ft fitted with base and wall units and store cupboard.

W.C.

Outside:

To the rear there is an attractive enclosed paved patio area shared with the tenant of 34 Leicester Street with bin storage and covered alley leading to the front.

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

TENURE: Freehold with vacant possession of part. The seller will retain the long leasehold of the apartment (No.34) comprising part of the first floor and currently tenanted. Enquiries for the unencumbered freehold of the whole will also be considered.

SERVICES: Mains gas, electricity, water and drainage. The service and electrical installations have not been tested by the agents. Prospective purchasers should make their own investigations.

EPC: This building has an Energy Performance Asset Rating band D. Ref: 0794-7091-9130-0590-9003. The full EPC is available on request and downloadable from:
<https://www.ndepcregister.com/>.

RATEABLE VALUE: £4,200.
2017 Draft Valuation: £6,100.

VAT: VAT is not payable on the sale price.



Wilton Lodge, Wilton Road,
Melton Mowbray, Leicestershire LE13 0UJ

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