



MELTON MOWBRAY

16 CHURCH STREET, LE13 0PN

To Let:
£7,900pa

An attractive shop with extensive suite of ground floor consultation offices amounting to 600 sq. ft. located in a characterful street centrally positioned a short walk from Market Place. Used most recently as beauty treatment rooms and available on relocation of the current tenant. Would suit a variety of other professional service industry uses.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Central Shop/Office Suite

ACCOMMODATION

A Grade II Listed boutique style shop with extensive suite of offices or treatment rooms built around the ancient town bread oven and converted in the 1980s. Following refurbishment the property was occupied as solicitors' chambers for many years then became ReNu beauty clinic who will be relocating in the summer.

The suite comprises a reception/front sales area with counter, large general office, three consulting rooms, secure store room, W.C., kitchenette, and walk in store-cupboard.

Net Internal Ground Floor Area: 600 sq. ft. (55.74sq. m.)

The premises are fitted with a mix of carpet, vinyl and laminate flooring throughout, wall uplighters, storage heating and retain some attractive period features. Currently the space is nicely decorated and arranged as befitting for a beauty clinic but would easily adapt to other professional or clinical type uses, subject to planning if required.

Outside: The premises includes a small yard, subject to access rights for flat tenants above.



GENERAL INFORMATION

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

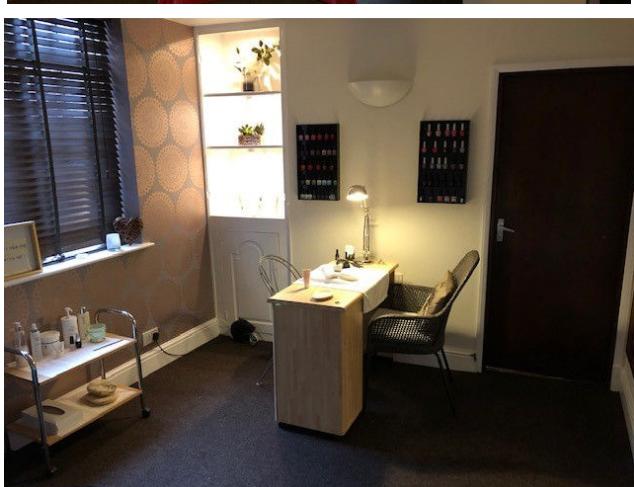
TERMS: The premises are available on a tenant's internal repairing and insuring basis including maintaining the shop font. Available from 23rd June 2020 and offered for a term of three years or longer at a commencing rent of £7,900 per annum.

VAT: VAT is not currently payable on the rent.

SERVICES: Mains electricity, water and drainage and storage heating. The service installations have not been tested by the agents so prospective tenants should make their own enquiries as to the suitability for their intended use.

RATEABLE VALUE: £4,700.

EPC: Grade II Listed and exempt from the requirement for an Energy Performance Certificate.



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

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