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SoeL

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REIKI
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We
Are
Open

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

2 BOWLEY COURT
MELTON MOWBRAY, LE13 1XY

TO LET

£5,400 PER ANNUM

Local / Manageable retail unit within Community Hub shopping Court

352 sq ft shop located within a small shopping centre astride a well established through route in the heart of Melton. Fed from the north of Chapel Street and St Mary's car parks, it opens onto the busy Sherrard Street at the south end. The shop is the second one into the court and its frontage is visible from Sherrard Street.



Bowley Court is a small shopping court supporting a variety of local retailers and nearby multiples including Poundland, Peacocks, SpecSavers, Wm Hill and Morrisons. Well situated close to the Sherrard Street entrance to the court, the shop offers a good display window.

A purpose built easy-to-manage central shop occupied most recently by a table top games and hobby supplier. Other traders in the court include hairdressers, beautician, jewellers, cafe, tattoo studio, delicatessen, and a local Veg supplier. These affordable premises would suit a variety of retail uses.

Shop Front: 14' 3" (4.34 m)

With smart aluminium main display and short return frontage, with deep window display and internal security blind.

Front Width: 13' 8" (4.17m) narrowing to 9' 8" (2.95m) with roof light over rear.

Shop Depth: 34' 4" (10.44m)

Sales Area: 352 sq ft (32.7 sq m) fitted with laminate flooring, good quality slat walling throughout, spot lighting and a security alarm system (not tested).

W.C and wash lobby fitted with sink unit and storage shelving.

Services: Mains electricity, water and drainage.

EPC: This building has an Energy Performance Asset Rating Band D. Ref: 0990-0332-8769-6570-7096.

The full EPC available on request and downloadable from:

<https://www.ndepcregister.com/>



VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, LE123 1QF

[Tel:01664560181](tel:01664560181)

Contact Ed Danby – e.danby@shoulers.co.uk

Tel 07498749773

TERMS: A new full repairing and insuring tenancy agreement is offered for three years. The landlord will be responsible for maintaining the roof.

VAT: VAT is not currently payable on the rent.

SERVICES: Mains electricity, water and drainage are connected. The service installations and fittings have not been tested by the agents. Prospective tenants should make their own investigations as to their suitability to their intended use.

RATEABLE VALUE: £5,600.



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Contact - Ed Danby
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Tel: 01664560181

EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating	
Current	Potential
100-110 A	
81-100 B	
62-80 C	
43-61 D	
22-42 E	
9-21 F	
1-8 G	

Not energy efficient - www.eepc.org.uk

England & Wales EU Directive 2002/91/EC