



53 King Street, Melton Mowbray, Leicestershire, LE13 1XB

**REDUCED**

**£10,500 per annum Approx. 630 Sq. Ft.**

**Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

**53 King Street  
Melton Mowbray  
Leicestershire  
LE13 1XB**

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A well-proportioned shop in King Street, with renovated shop fascia giving this shop an attractive traditional frontage. Sited opposite the well-attended cinema lying on the town's Church Street, King Street axis, the area offers alternative shopping, near to the town centre car parks.

The location is full of independent traders including cafes, pubs, restaurants and take away operators sitting.





## **ACCOMMODATION**

A well-proportioned lock-up shop in King Street opposite the thriving Regal Cinema and close to popular eating and drinking establishments including The Cutting Room, Ristorante Bellini and Nigel's Coffee Shop.

The property lies at the entrance to the St Mary's Way car park serving the town centre shopping area. King Street is thereafter pedestrianised offering a pleasant mix of independent retail traders, leading down to the Market Place.

### **Dimensions:**

Shop Width: 14' 6" (4.35m)

Shop Depth: 41' 2" (12.3m)

### **Ground Floor Sales:**

547 sq ft (50.8 sq m)

Fitted carpet through-out with step up to rear sales, T8 fluorescent lighting and over door electric fan heater. Trap door with brick steps down to a cellar (23' x 9' approx. max). The current tenant has found this to be generally dry and useful storage space and has fitted lighting and electric sockets and a new consumer unit.

Stairs to:

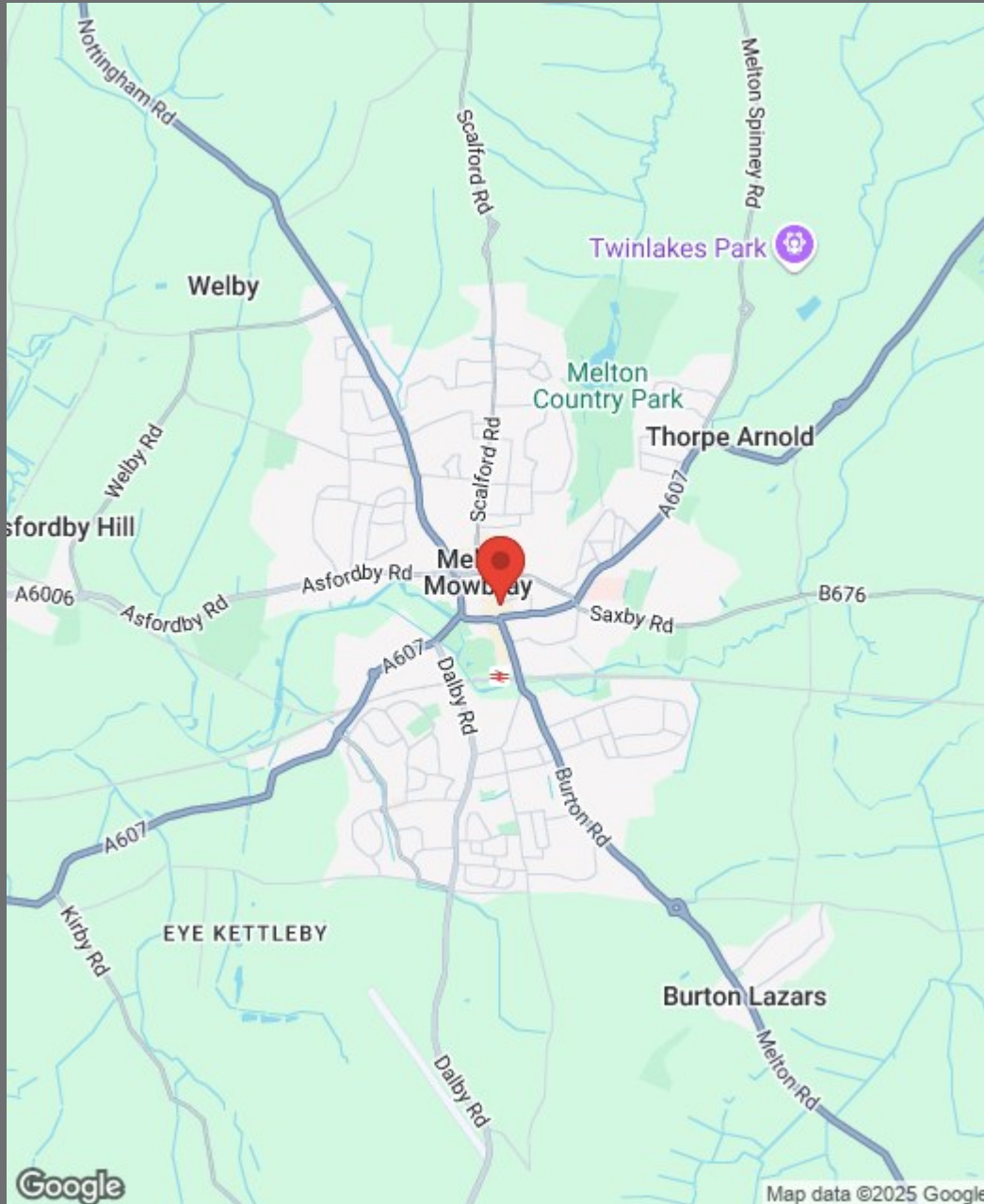
### **First Floor Mess Room:**

74 sq ft (6.8 sq m)

Fitted with carpet and T8 fluorescent lighting, storage cupboard and emersion heater

### **W.C:**

Fire escape door to roof.



**Viewing:**

Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, LE13 1QF Tel: 01664 560 181

**Terms:**

A new lease is offer on a tenant's internal repairing and insuring basis for a term of three years

**VAT:**

VAT is not currently payable on the rent

**Services:**

Mains electricity, water and drainage are connected

**Rateable Value:**

£7,700 per annum

**EPC:**

To be confirmed

- Centrally located shop with attractive store front
- Closely located to car parking facilities
- 630 sq.ft
- £11,250 per annum
- Town centre location with excellent footfall
- Shop Width 14' 6"
- Shop Depth 41' 2"



County Chambers, King Street,  
Melton Mowbray, Leicestershire LE13 1QF

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