



1 Mill Street, Melton Mowbray LE13 1AY
To Let - £8,700 per annum
Ground floor premises approx. 900 sq.ft

**Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

**1 Mill Street
Melton Mowbray
Leicestershire
LE13 1AY**

This period property is situated on Mill Street in the centre of Melton Mowbray, a thriving market town. The property has been occupied by Sorsky Hair a well-established and busy hair salon for the past 20+ years.

The property consists of ground floor areas, a spacious reception, staff room and WC with underfloor heating throughout.

The retail space benefits from glazed windows, high ceilings, high quality Karndean flooring and lighting.





Ground Floor

Entrance Hall

Access from Mill Street into communal entrance hall glazed door to:

Reception

11'11" x 7'5" (3.63m x 2.26m)

Room One

Two large rooms which inter connect

Room Two

15'11" x 17'4" (4.85m x 5.28m)

Room Three

16'11" x 13'11" (5.16m x 4.24m)

Staff Room

7'1" x 8'6" (2.16m x 2.6m)

Toilet

10'1" x 5'5" (3.07m x 1.66m)





First Floor

The first floor has a separate entrance, available to let separately (please ask for full details)

Dimensions - 30' x 17' (9m x 5m)

Toilet and Kitchenette



- Excellent Town Centre location
- Modern interior with a high specification
- Kitchen, Staff room and toilets
- Open and spacious reception and retail /showroom. Approx 950 sq.ft
- £8,700 per annum

GENERAL INFORMATION

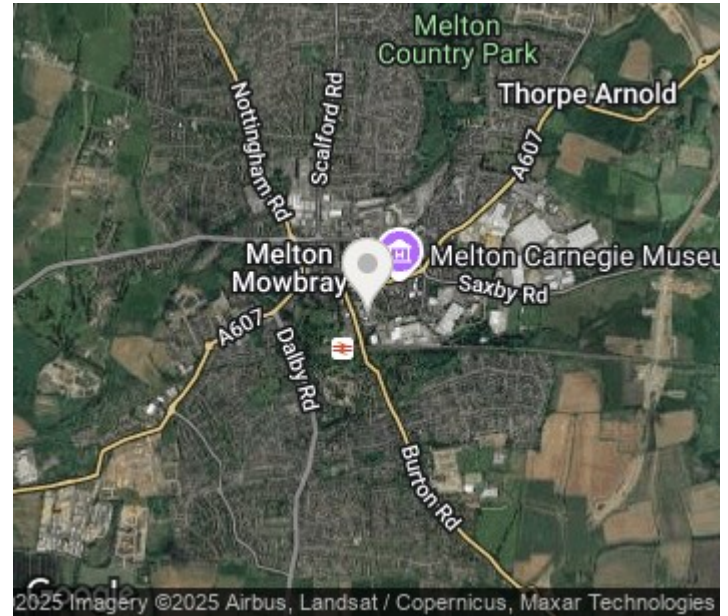
VIEWING: Strictly by appointment with Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- (01664) 410181

TERMS: Internal Repair and Insure Basis with Flexible Lease Terms

SERVICES: Electricity meter and own gas supply, water supply shared between the property and other 2 units.

VAT: N/A

EPC: This building has an Energy Performance Asset Rating ?
The full EPC available on request.



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