



**Unit 16 Beeby's Yard Burton Street, Melton
Mowbray, Leicestershire, LE13 1AE
TO LET £12,000 Approx. 1,200 Sq.ft**

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

**Unit 16 Beeby's Yard Burton
Street
Melton Mowbray
Leicestershire
LE13 1AE**

EXCITING OPPORTUNITY - Unit To Let
£12,000 per annum, approximately 1,200 Sq. ft
Insulated Brick Storage Unit in Melton Town
Centre.

Beeby's Yard is a newly created business hub
for local enterprises offering a mix of modern
and well-presented light industrial and storage
units.

Ideal for small business storage and quiet
fabrication, hobbyist rental in a town centre
location.

Strictly no motor trade or heavy industrial.





Beeby's Yard was built in the early nineteenth century next to Robery Hudson's Almshouses, as a set of horse-hiring stables of local brick under pantile roofs. These, along with several brick and prefabricated outbuildings, have been let as workshops for the last eighty years or so.

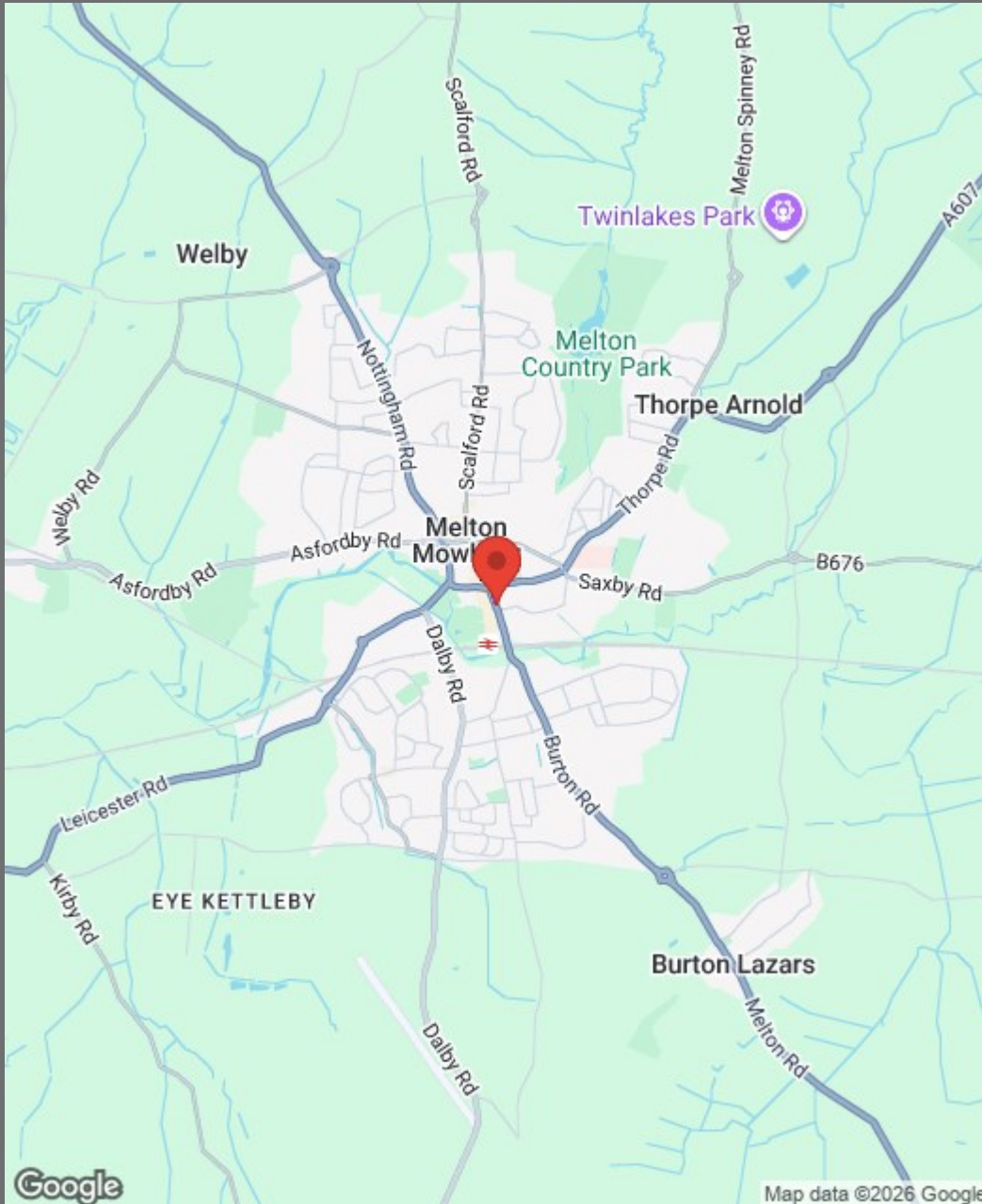
Now it is a newly created business hub for local enterprises offering a mix of modern and well-presented light industrial and storage units.

Ideal for small business storage and quiet fabrication, hobbyist rental in a town centre location.

Strictly no motor trade or heavy industrial.

Details of Brick Built Unit in central location:

- Net internal area: 1,200 sq. ft
- Electric roller shutter and Individual personnel door
- fluorescent lighting
- Minimum Eaves height: 8' approx
- Gated tarmac area with three parking space per unit
- Water included; Internal W.C
- £500 deposit required to secure the unit



- Exciting Opportunity - Brick Unit To Let in Central Location
- £12,000 per annum
- Approx. 1,200 Sq. ft
- Newly created business hub - Beeby's Yard
- Excellent town centre location
- Ideal for Small Business storage and quiet fabrication
- Strictly no motor trade

INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: The premises are available by way of assignment of the existing lease; approx. 2 years and 6 months remaining. Full lease details and assignment terms are available upon request subject to landlord's consent

SERVICES: Mains electricity, gas, water and drainage.

BUSINESS RATES: To be confirmed

DIRECTIONS: Beeby's Yard is situated off Burton Street, Melton Mowbray. 19 Miles North-East of Leicester and 20 Miles South-



sits.blocks.tight



County Chambers, Kings Road,
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