



**6 South Parade, Melton Mowbray, Leicestershire,
LE13 0PU**

To Let £20,000 per annum Approx. 2,462 Sq. Ft

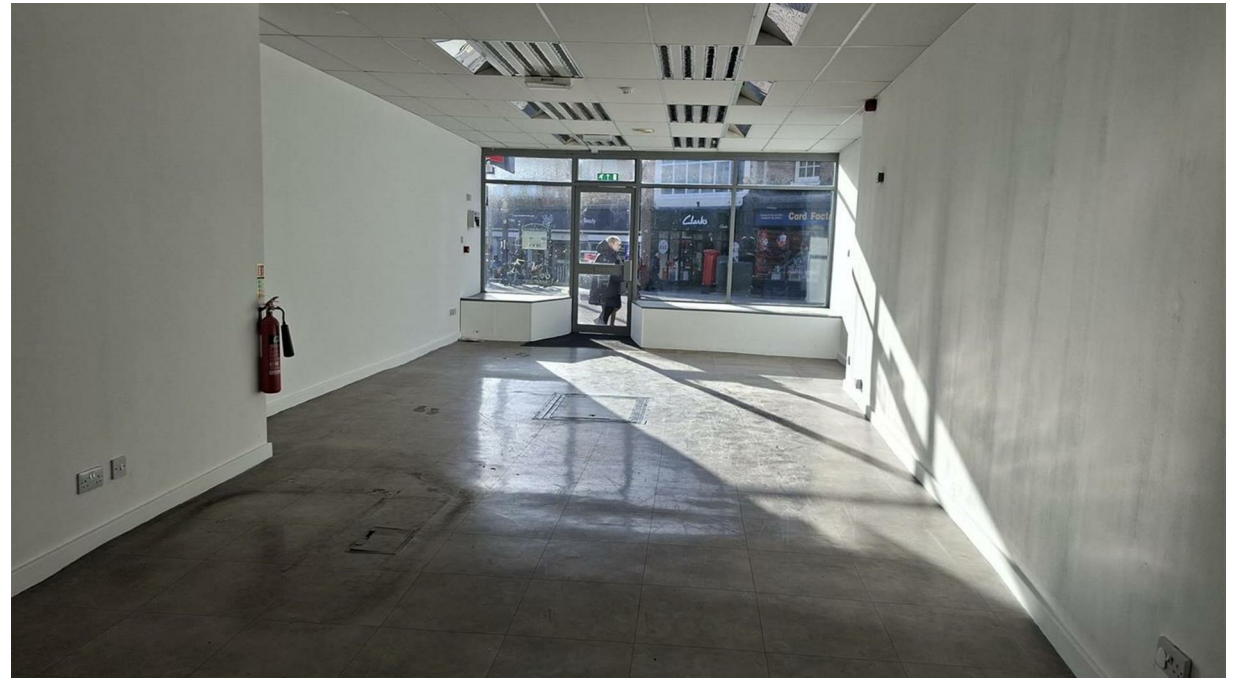
Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

6 South Parade Melton Mowbray Leicestershire LE13 0PU

6 South Parade is a prominent town centre retail property standing in a "100% Prime" position in the centre of Melton Mowbray, having huge passing footfall in the marketplace. Tuesday still sees an open street market which pulls an extra 4k footfall a month.

Melton Mowbray is a traditional English market town in Leicestershire, known for its deep food heritage, historical charm, and strong community feel.

The building was largely remodelled c.1800, and internally opened up and refurbished c.1980 and 2000. It is three storeys high and is constructed of brick under slate roofs which were replaced 20 years ago. It has a modern shop front and rear access via a shared side passage. It is listed Grade II.



SPECIFICATION:

Shop Build Front: 25 Ft 8'

Shop Frontage: 19 Ft 10'

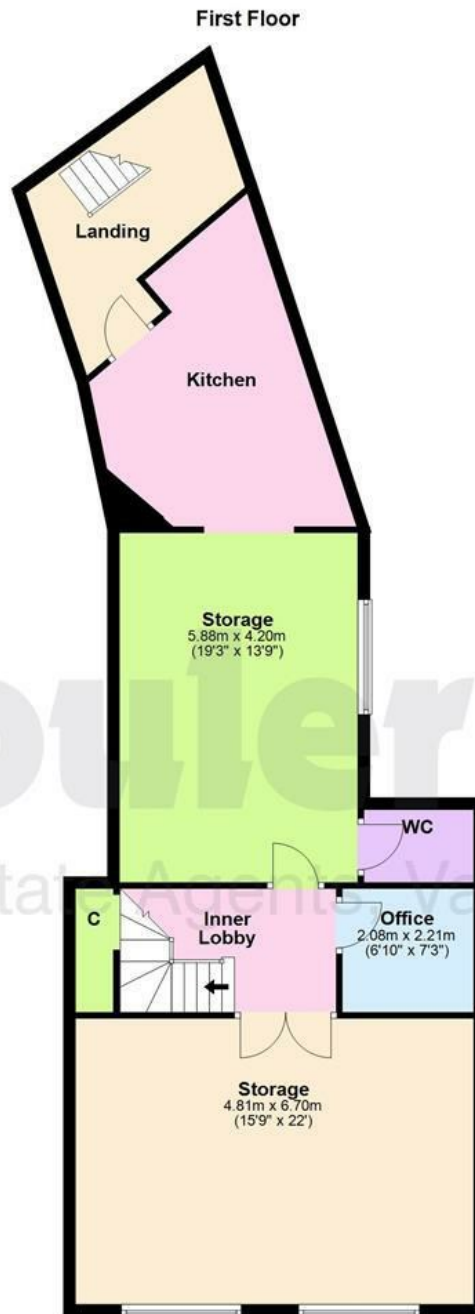
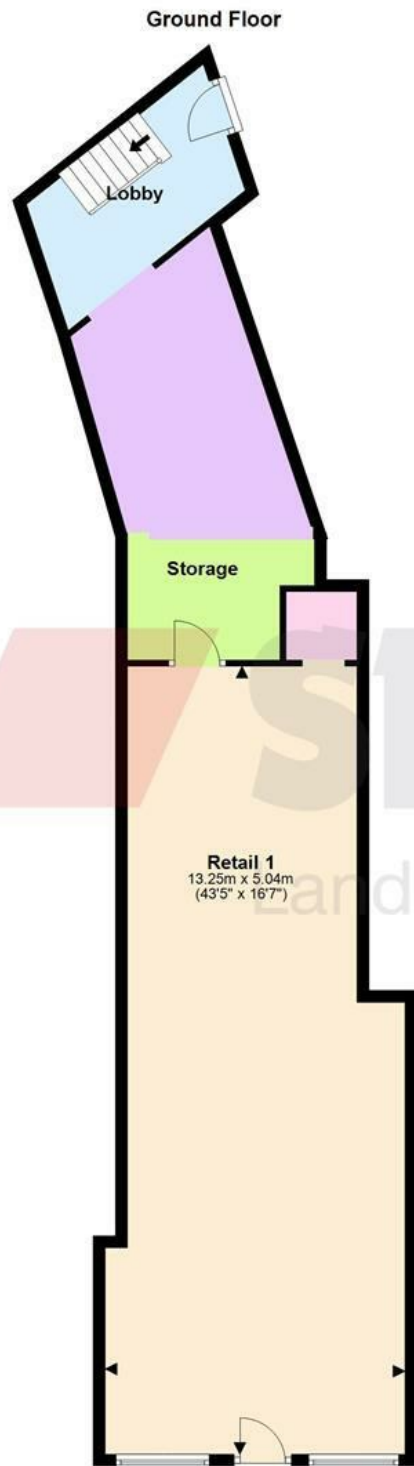
Shop Width: 13 Ft

Shop Depth: 60 Ft

Ground Floor Sales Area: 910 Sq. Ft (rear part currently partitioned off as storage)

First Floor: 862 Sq. Ft

Second Floor: 690 Sq. Ft





GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF Tel (01664) 560181

TERMS: A new full repairing and insuring tenancy agreement is offered for three years

SERVICES: Main electricity, water and drainage

EPC: Not required - Grade II Listed Property

RATEABLE VALUE: £20,500 per annum [Summary valuation - Valuation Office Agency - GOV.UK](#)

VAT: VAT is not currently payable on the rent

- 100% Prime Located Town Centre Property
- 3 Storey Grade II Listed Building
- £20,000 per annum
- Total Area Approx. 2,462 Sq. Ft
- Shop Front 19 Ft 10'
- Ground Floor Shop Area 910 Sq. Ft
- Pedestrian Area
- Busy Retail Hub

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

www.shoulers.co.uk
e.danby@shoulers.co.uk

Tel: 01664 560181

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.