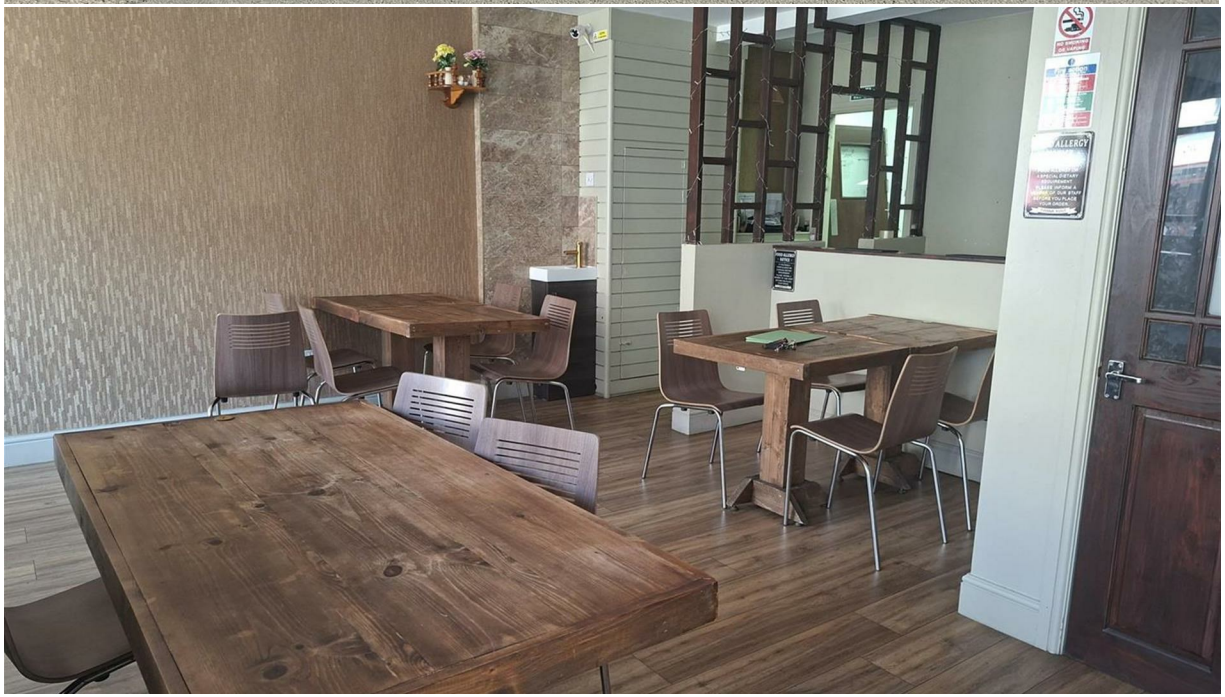


34 Sherrard Street, Melton Mowbray, LE13 1XJ

To Let £16,000 per annum
Approx. 837 Sq. Ft plus rear outdoor seating area

34 Sherrard Street
Melton Mowbray
LE13 1XJ

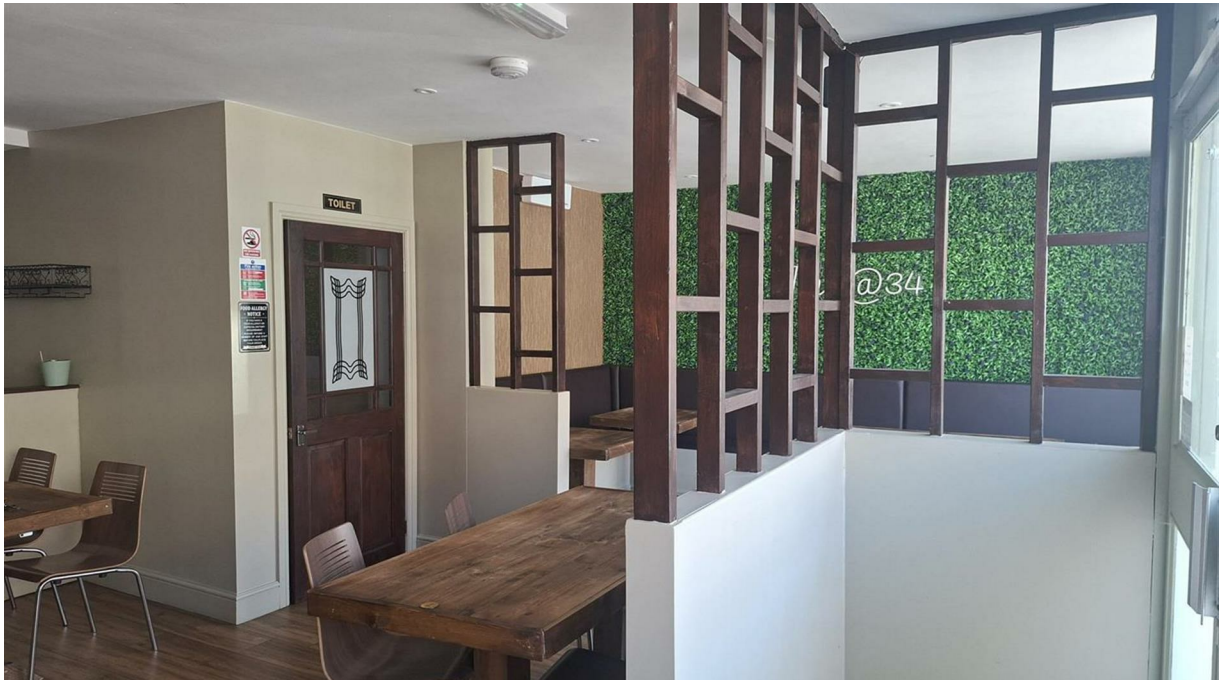


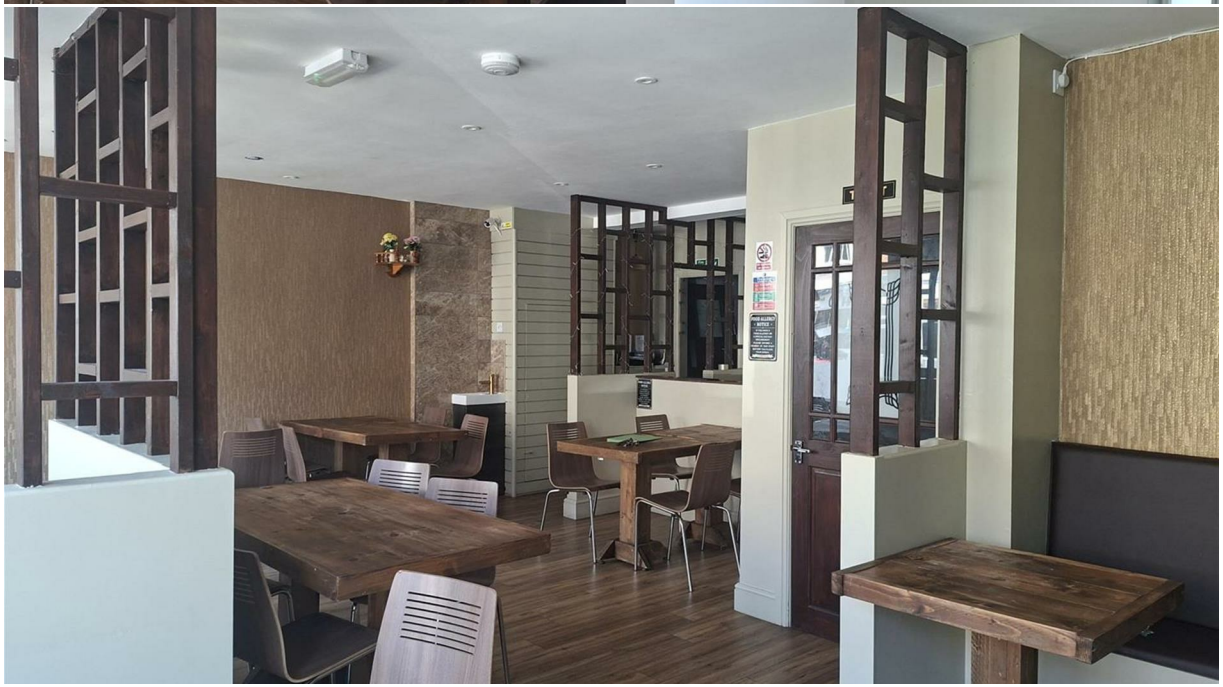


Fully Refurbished Restaurant / Café Premises in Prime Town Centre Location.

The property occupies a highly visible position on Sherrard Street, one of Melton Mowbray's principal retail and leisure thoroughfares, within the heart of the town centre. The area benefits from a strong mix of national retailers, independent businesses, cafés, restaurants, public houses and professional services, creating a vibrant trading environment throughout the day and evening.

The property is conveniently located close to public car parks, the town's central retail core and local amenities, making it well-positioned for both destination dining and passing trade.





The property comprises a fully refurbished former Thai restaurant fitted out to a high standard and ready for immediate occupation.

The accommodation provides an attractive dining area with approximately 35 covers, together with ancillary storage, customer facilities and a commercial kitchen. Existing commercial kitchen equipment may be available by separate negotiation, offering an incoming tenant the opportunity to commence trading with minimal capital expenditure.

A particular feature of the property is the substantial rear external seating area extending to approximately 1,000 Sq ft, providing excellent potential for alfresco dining, private events, customer gatherings or additional trading space during warmer months.
The premises would suit a variety of hospitality and leisure uses, including restaurant, café, bistro, wine bar, delicatessen or takeaway operation, subject to any necessary consents.

Ground Floor Restaurant Accommodation Approx. 837 Sq. Ft

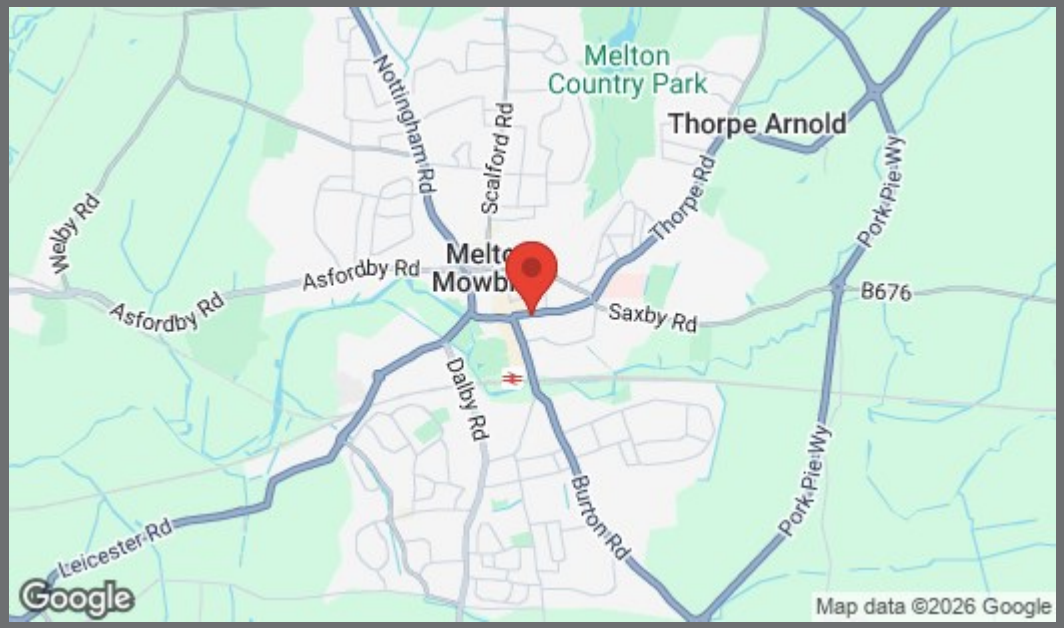
Rear External Seating Area Approx 1,000 Sq. Ft




nail bar




FIRE BLANKET
Fdexa



VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF Tel:- (01664) 410166

TERMS: A new internal repairing and insuring lease is offered for three years

VAT: VAT is not currently payable on the rent.

SERVICES: Mains electricity, Gas, water and drainage are connected. The service installations have not been tested by the agents. Prospective tenants should make their own enquiries.

EPC: EPC available on request

LOCATION

Melton Mowbray occupies a strategic position within the East Midlands and benefits from excellent road communications.

The town is situated on the junction of the A606 and A607, providing direct links to the region's principal commercial centres and road networks.

Approximate distances are:

- **Leicester – 19 miles**
- **Nottingham – 20 miles**
- **Grantham – 15 miles**
- **Oakham – 10 miles**
- **Stamford – 20 miles**
- **A1 Trunk Road – approximately 12 miles**
- **M1 Motorway – approximately 20 miles**

- Prime town centre location
- Fully refurbished former Thai restaurant
- Ready for immediate occupation
- Approx. 35 internal covers
- Commercial kitchen
- Kitchen equipment available by separate negotiation
- Approx. 837 sq ft internal accommodation
- Extensive approx. 1,000 sq ft rear outdoor seating area
- £16,000 per annum



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

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

Tel: 01664 560181 Option 5 Commercial

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