

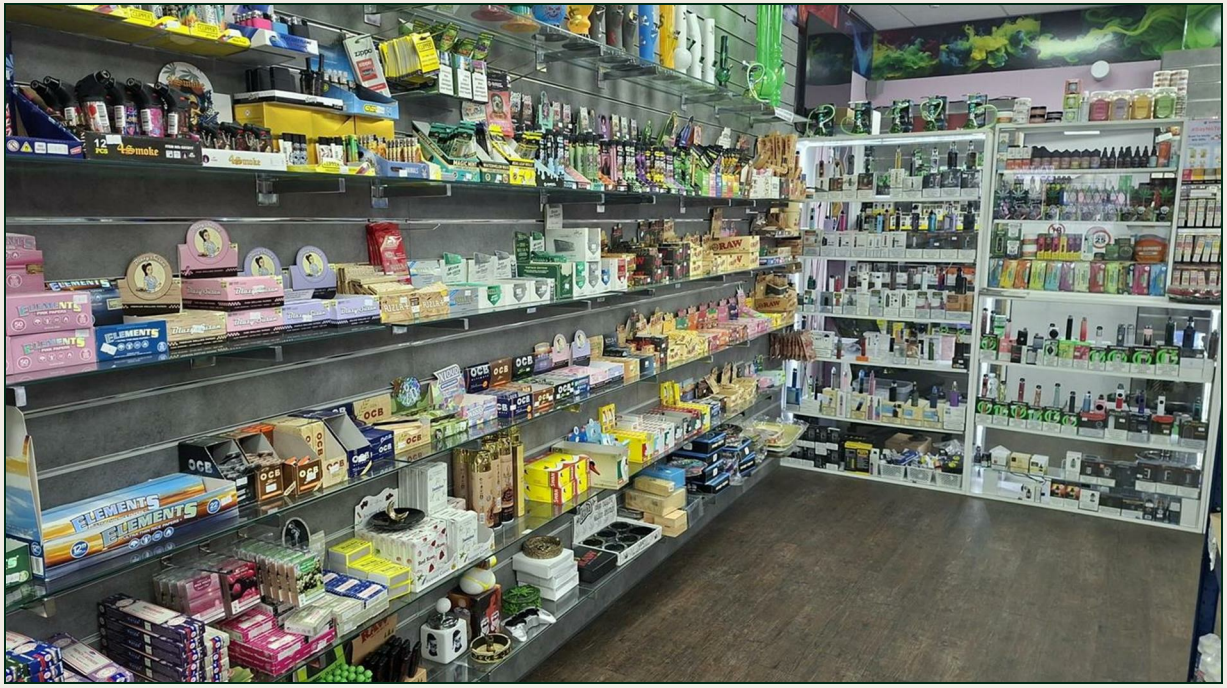
4 Nottingham Street, Melton Mowbray, LE13 1NW

FOR SALE OIRO £245,000

INVESTMENT PROPERTY - CURRENTLY TENANTED

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

4 Nottingham Street
Melton Mowbray
LE13 1NW





Currently tenanted at £16,000.00 per annum on full FRI Agreement - Term 3 Years
Well located retail unit positioned on pedestrianised street.

Ground floor sales 939 Sq ft (87.24 Sq m) leading to upper floor storage/ working area of 539 Sq ft (50.07 Sq m), 2nd floor W/C and kitchen area, with access to a flat roof fire escape. Large public car park to rear.

A modern retail premises currently divided into a large front sales area with a partitioned ancillary store at the rear of the property. The property is over two floors with separate W/C and Kitchen area, with access through a fire door to a roofed terrace/ fire escape.

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Well located retail unit positioned on pedestrianised street.

Ground floor sales 939 sq ft (87.24 sq m)

LEADING TO:

Upper floor storage/ working area of 539 sq ft (50.07 sq m).

2nd floor W/C and Kitchen area with access to a flat roof fire escape.

Large public car park to rear.

Passing Rent £16,000 per annum

GENERAL INFORMATION

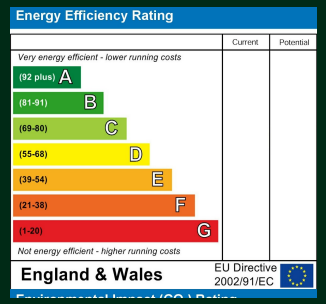
RENT: £245,000

VIEWING: Strictly by appointment with Shoulers LLP, Tel:- 01664 560181 Option 5 Commercial

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

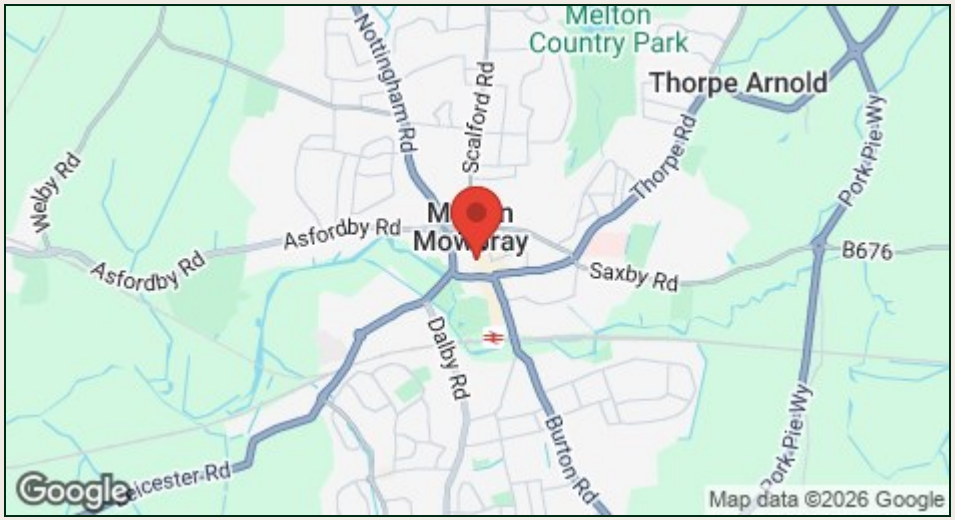
EPC: The property is Grade II listed and is exempt from the requirement for an Energy Performance Certificate.

VAT: VAT is payable on the purchase price of the property.



EPC: A full copy of the EPC is available upon request or can be downloaded from:

https://www.gov.uk/find-energy-certificate



- INVESTMENT PROPERTY - CURRENTLY TENANTED
- FOIR SALE OIRO £245,000
- MODERN RETAIL PREMISES
- TOWN CENTRE LOCATION
- APPROX. 939 Sq. Ft
- VAT PAYABLE ON PURCHASE PRICE

Shoulers LLP, 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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