

Kiosk Scalford Road, Melton Market, Melton Mowbray, Leicestershire, LE13 1 IY

To Let £2,000 Per annum

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

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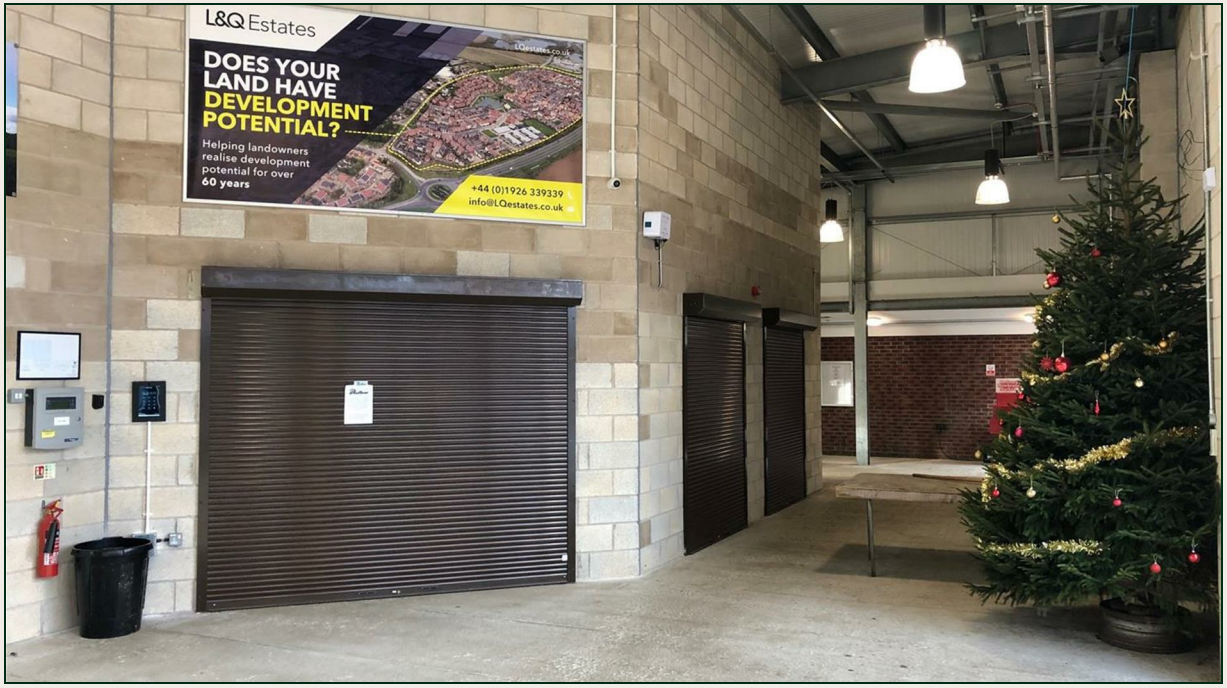
Melton Market
Melton Mowbray
Leicestershire
LE13 1JY





£2000 pa, commercial property, to let

To Let

Key features
Small kiosk-style retail/storage units
Units ranging from 62 - 125 sq. ft.
Available to let at Melton Mowbray Market
Suitable for a range of occupiers
Storage uses considered
12 month sub-leases are offered

Units ranging from 62 - 125 sq. ft. available to let at Melton Mowbray Market suitable for a range of occupiers ideally with businesses relating to the market or farming industry. Storage uses also considered. Terms of 12 month sub-leases are offered.

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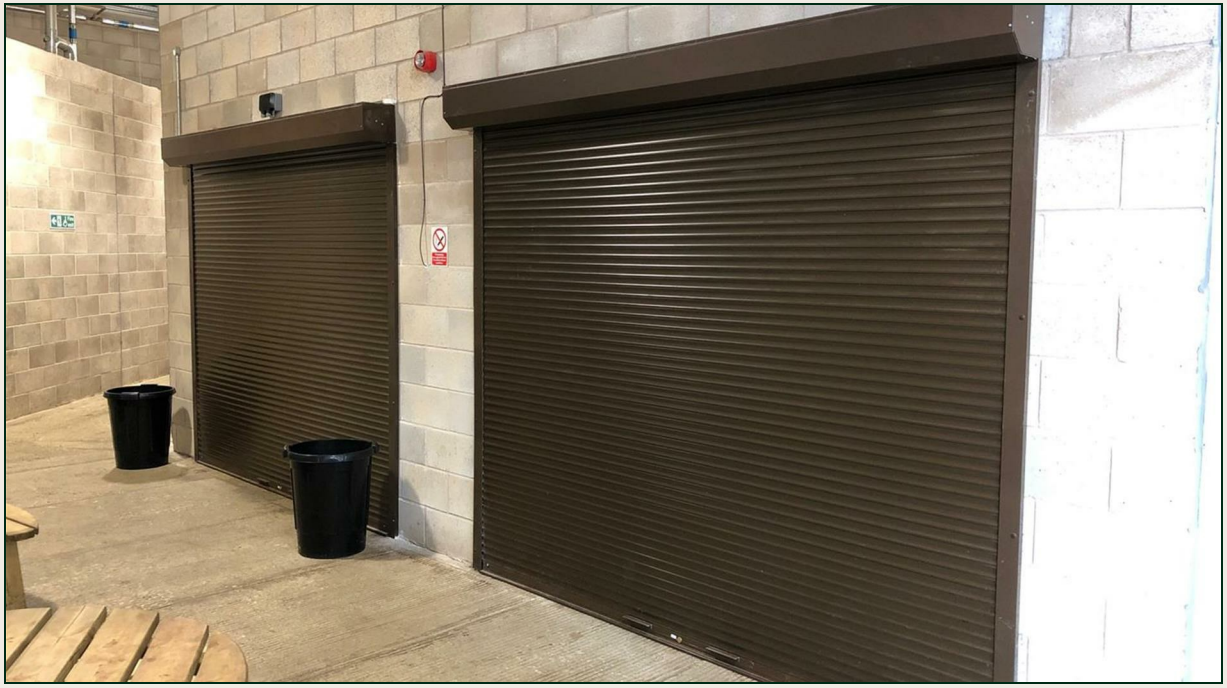
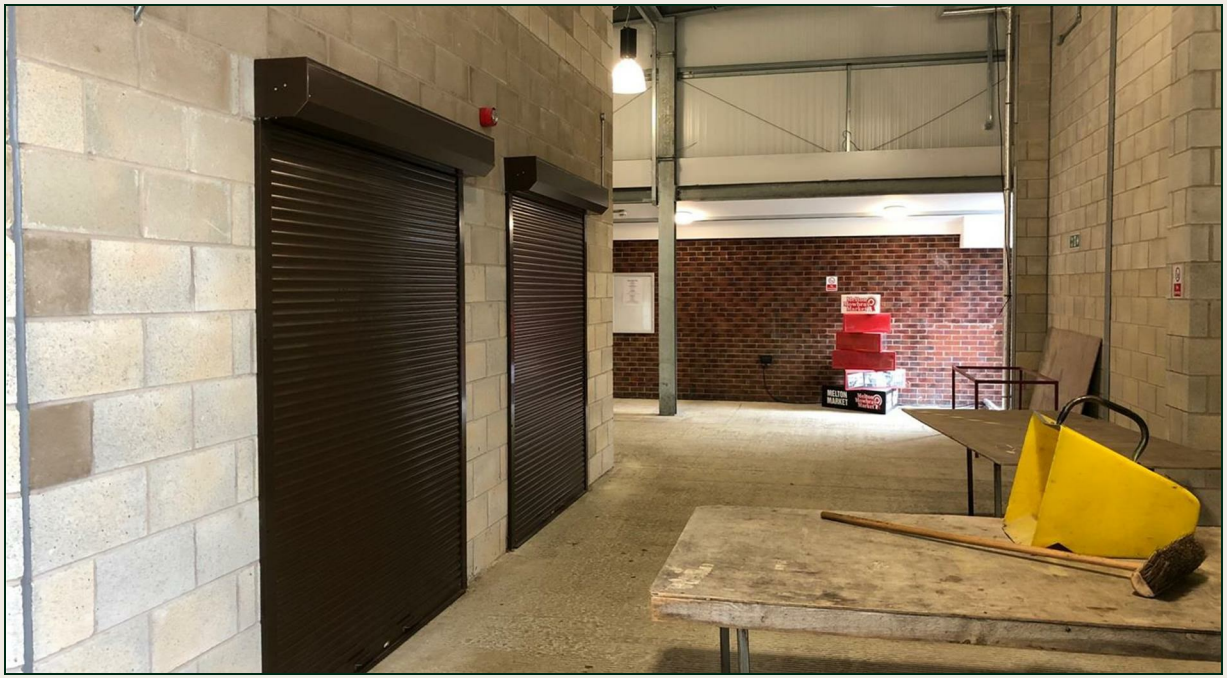




ACCOMMODATION

These easy-to-run and affordable units are located on the busy Melton Market site accessed via Gate 3 opposite Lidl and comprise small retail kiosks some located directly in front of the Sheep Centre and some within the new Cattle Building. Each have a roller shutter door, some with timber fronts behind.

The kiosks offer the perfect opportunity to bring your business to a captive audience of potential customers with the guaranteed footfall the market receives each week. Estimated 350,000 visitors will come through the site annually visiting a range of weekly livestock auctions, fur and feather market, the popular Farmers Market for local produce as well as other special events.

All units are offered with electricity supply and lighting. Public toilet facilities are available within the Cattle Building.

Parking for one vehicle is offered in a position designated on site by the Landlord.

Service Charge: £100 per quarter towards Landlord's building insurance and electricity (subject to average usage clause).

Deposit: £1,000 + VAT will be held at the start of the tenancy as security against loss of keys, damage to the unit and unpaid rent.

Access: Tenants will be given a gate key for access to the site 24 hours a day.

Kiosk Availability:

Unit 3: 75.63 sq. ft. (7.03 sq. m.) **LET**

GENERAL INFORMATION

RENT: £2,000 Per annum per annum, exclusive of rates.

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

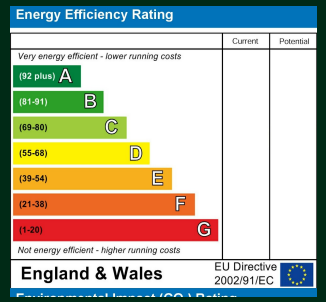
SERVICES: Electricity is connected. The service installations have not been tested by the agents so prospective tenants should make their own enquiries as to the suitability for their intended use.

TERM: Each kiosk unit is available on a rolling sub-lease basis for a term of 12 months at a rent of £500 paid quarterly in advance. Tenants will be responsible for cleaning and repair of the interior of the unit including doors and glass breakages.

EPC: The units are exempt from the requirement for an Energy Performance Certificate.

VAT: We understand that VAT is payable on the rent.

RATEABLE VALUE:
A contribution to business rate £127.66 per quarter is payable.



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

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



- **Small kiosk-style retail/storage units**
- **Suitable for a range of occupiers**
- **12 month sub-leases are offered**
- **Busy market with regular footfall**

Shoulers LLP, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

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e.danby@shoulers.co.uk

Tel: 01664 560181 Option 5 Commercial

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