



Commercial Property  
Specialists

Surveyors & Planners  
Regulated by RICS

Established 1976

# MELTON MOWBRAY

4 HIGH STREET  
LE13 0TR

## LOCATION

Melton Mowbray is a substantial Market Town, the principal settlement of Melton Borough, a district within the County of Leicestershire. The town population is approximately 25,000 and the Borough as a whole comprises around 47,000.

The property comprises a substantial and attractively presented 3-storey building well situated within the central pedestrianised town centre area.

## ACCOMMODATION

Double fronted ground floor retail space of approximately 1000 sq. feet (91.5 sq. m). Display frontage of approximately 32 feet (10 metres). First floor storage and staff accommodation equal to the ground floor. Second floor offers further useful storage equal to approximately 700 sq ft (66sq m).

## TENURE

A new 10 year lease on FRI terms.

# TO LET SUBSTANTIAL LOCK UP SHOP

## RENT

£45,000 pa.

## RATES

Rateable Value: £21,750  
Rates Payable: £9,765.23 (2011/2012)  
(through verbal enquiries to Melton Borough Council. May be subject to SBR if applicable please make your own enquiries).

## LEGAL COSTS

The new tenant to be responsible for the landlord's legal costs and stamp duty in connection with preparation of the lease.

## VIEWING

Strictly through landlords agents, please contact 01572 822791 for further information.

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