



COMMERCIAL PROPERTY  
SPECIALISTS  
ESTABLISHED 1976

## MELTON MOWBRAY

1 South Parade  
LE13 0PU

### LOCATION

Melton Mowbray is an historic market town located 19 miles north-east of Leicester and 20 miles south-east of Nottingham.

South Parade is part of the pedestrianised shopping area in Market Place, at the centre of Melton Mowbray. Neighbouring occupiers include Costa Coffee, Boots Opticians, Subway and Clarks.

### ACCOMMODATION

A three-storey building within a terrace, with painted render front elevation, comprising of retail sales area, with stores to rear and stairs up to further storage and staff room/kitchen on the first floor.

EPC rating D

Ground Floor Retail Sales Area	1435 ft <sup>2</sup>
1 <sup>st</sup> Floor Stores	1318 ft <sup>2</sup>
2 <sup>nd</sup> Floor (void)	
Total	2753 ft <sup>2</sup>

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The Culshaw Partnership is a limited liability partnership registered under number OC433535 in England and Wales. Regulated by the RICS. Registered office as above.

## SHOP TO LET

### RENT

£30,000 pa

### RATES

Rateable Value: £31,000

### TENURE

The premises are available by way of a new lease for a term of years to be agreed.

### LEGAL COSTS

Each party are to be responsible for their own legal costs.

### VIEWING

Strictly through landlord's agents, please contact 01572 822791 for further information.

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