

ANDREW+
ASHWELL



TO LET

Town Centre Retail Unit

7 Cheapside + Melton Mowbray + LE13 0TP



1,193 Sq Ft
(110.8 Sq M)

£15,000 Per Annum



**Prominent
position in town
centre**



**Available
immediately**



Glazed frontage



**First floor office
space**

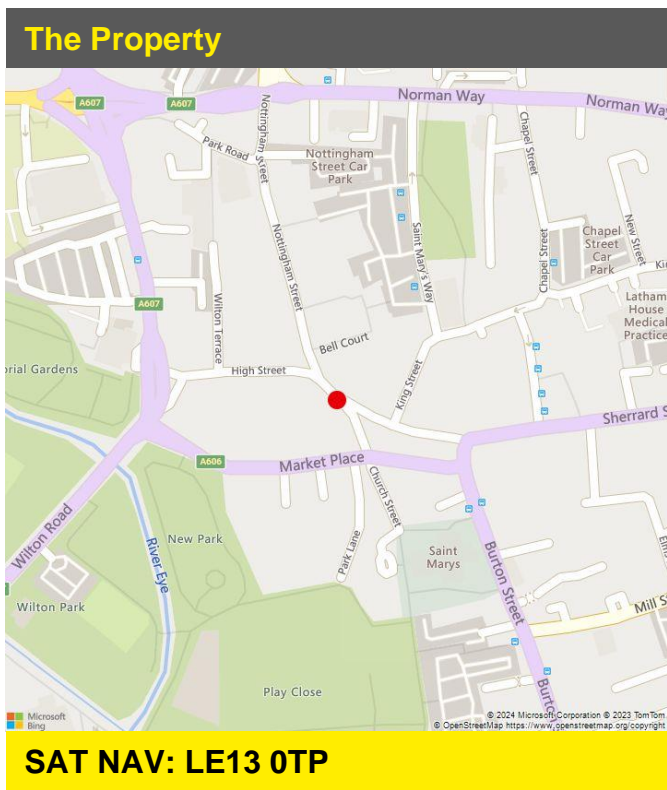


0116 254 1220 | andash.co.uk | 53 London Road, Leicester LE2 0PD

Location

The property is located on Cheapside, a prominent town centre location fronting the Market Place. Surrounding occupiers include Boots Opticians, Timpsons, Greggs, and more. The Market Place is a short distance from the town's principal car park providing approximately 150 car parking spaces.

Melton Mowbray is situated approximately 12 miles north-east of Leicester and 20 miles south of Nottingham. Melton Mowbray has a resident population of 25,000 persons.



Energy Performance Certificate



Viewing

Strictly by appointment with the sole agent

Conrad Gray
csg@andash.co.uk
07842 426 936

Harry Brown
hsb@andash.co.uk
07803 405 708

Description

The property comprises an open-plan ground floor sales area with a display frontage of 5.3 m, which is currently fitted out with suspended ceiling, inset lighting, and carpeted throughout the sales area. The first floor provides further storage and office space together with staff ancilliary, namely a kitchenette and male/female WCs.

Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
Ground Floor	645	59.9
First Floor	548	50.9
TOTAL	1,193	110.8

Rating Assessment

Rateable Value (2023):	£19,250
U.B.R (2023/2024):	£0.499
Est. Rates Payable (2023/2024):	£9,605.75

Rating information is for guidance purposes only and should not be relied upon.

Terms

The premises are available by way of a new internal repairing and insuring lease at an initial rent of **£15,000** Per Annum.

VAT

Prices are quoted excluding VAT, which is payable at the prevailing rate.

Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Andrew & Ashwell or its employees or agents. Neither Andrew & Ashwell nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Andrew & Ashwell will accept no liability for consequential loss arising from these particulars or any negotiations in