

ANDREW+
ASHWELL



TO LET

Town Centre Retail Unit

8 Cheapside + Melton Mowbray + LE13 0TP



2,890 Sq Ft
(268.49 Sq M)

£25,000 Per Annum



**Prominent
position in the
town centre**



**Generous staff
ancillary**



Glazed frontage



**Available
immediately**

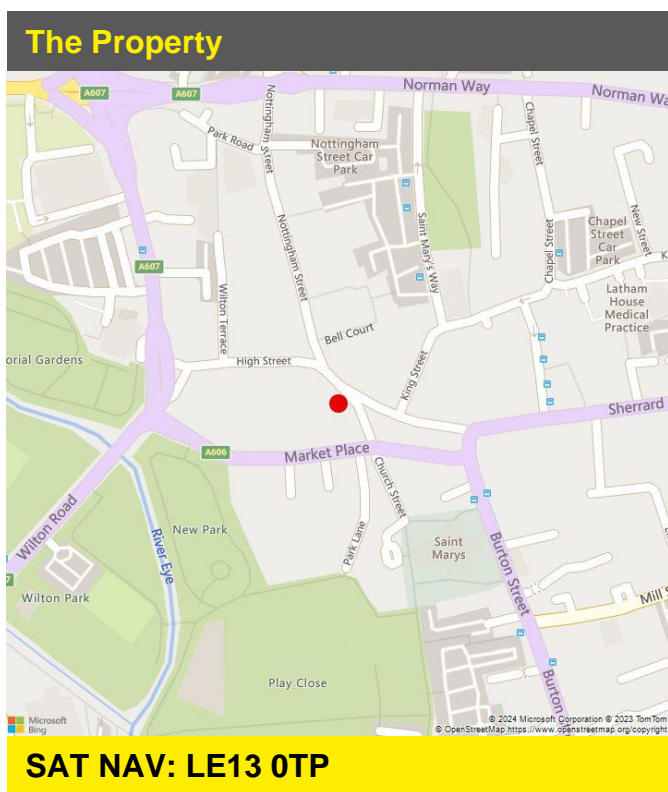


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Location

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.



Description

A mid-terrace, glazed retail unit overlooking the marketplace. The ground floor comprises of mostly open-plan retail area with a staircase to the rear, leading to staff ancillary and stores, including male/female WCs. The retail area is currently fitted out with suspended ceiling, inset lighting, and tiled floor throughout the sales area.

Viewing

Strictly by appointment with the sole agent

Conrad Gray
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Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq Ft)
Ground Floor	1,942	180.42
First Floor	948	88.08
TOTAL	2,890	268.5

Rating Assessment

Rateable Value (2023): £29,250
U.B.R (2023/2024): £0.499
Est. Rates Payable (2023/2024): £14,595

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

Energy Performance Certificate

76-100	D	96 D
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Terms

The premises are available by way of a new full repairing and insuring lease at a quoting rent of **£25,000 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.

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