



To Let / May Sell

## Rare Substantial Retail Premises

+ 121-127 Melton Road + Leicester + LE4 6QS



**6,365 Sq Ft**

**Leasehold: £50,000 per annum**

May Sell: POA



**Only available  
due to  
retirement**



**Modern internal  
condition**



**Rear  
access/loading  
door**



**Adjacent to bus  
stop/services**



**Rare  
opportunity on  
Melton Road**



**Prominent  
frontage**







Trading as a convenience store for decades, the property is well positioned to serve a large immediate catchment whilst also being positioned adjacent to local bus stops/services.





## Description

The property forms a two storey frame construction to the front elevation, with brick elevations, and a modern steel framed structure to the rear with slate and profile sheet roof coverings. The property comprises a substantial rectangular retail premises at ground floor, with storage to the rear, including loading area and parking.

The retail unit provides an open plan sales area with suspended ceilings, inset LED lighting, non slip flooring, climate control, glazed shop front and automatic door customer access. Offices and WCs are located to the rear. A canopy is installed to the front of the property.

Access to the rear is via Acorn Street, with a loading forecourt and roller shutter access. Storage to the rear of the property is full height with suspended LED lighting.

## Accommodation

| DESCRIPTION                             | SIZE (sq.ft.) | SIZE (sq.m.) |
|---|---------------|--------------|
| <b>Ground floor</b><br>Sales area       | 4,575         | 425          |
| <b>Ground floor</b><br>Stores / Offices | 1,790         | 166.3        |
| <b>TOTAL</b>                            | <b>6,365</b>  | <b>591.3</b> |







## Rating Assessment

Rateable Value (2023): £32,250

U.B.R (2023/2024): £0.512

Est. Rates Payable (2023/2024): £16,512

*Rating information is for guidance purposes only.*

## Energy Performance Certificate

A copy is available upon request.

## Terms

The leasehold of the ground floor is available on full repairing terms, for a period to be agreed, at a rent in the order of **£50,000 per annum exc.**

The Freehold of the property, to include a two bedroomed apartment above and a commercial lease of offices, with a net income of circa £15,000 per annum, may be available. Further information is available upon request.

Prices are quoted excluding VAT.

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020).

Unrepresented parties are recommended to obtain professional advice.

## Viewing

Strictly by appointment with the sole agent

**Kelvin Wilson**  
[kww@andash.co.uk](mailto:kww@andash.co.uk)  
07702 369 280

**Joe Dodd**  
[ipd@andash.co.uk](mailto:ipd@andash.co.uk)  
07541 637 028

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