



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



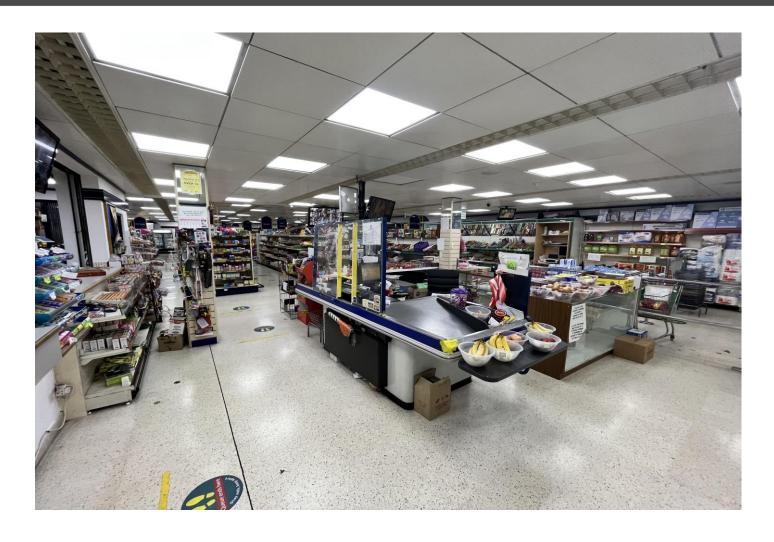
Rare opportunity on Melton Road



Prominent frontage



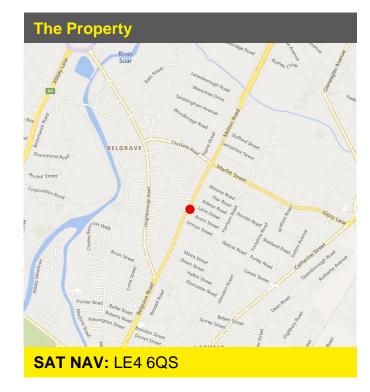
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Location

The property occupies a very prominent mid terrace position on Melton Road, Leicester, between its junctions with Acorn Street and Leire Street. Within the proximity to Leicesters Golden Mile, the property is surrounded by a number of long standing occupiers.

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.







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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.

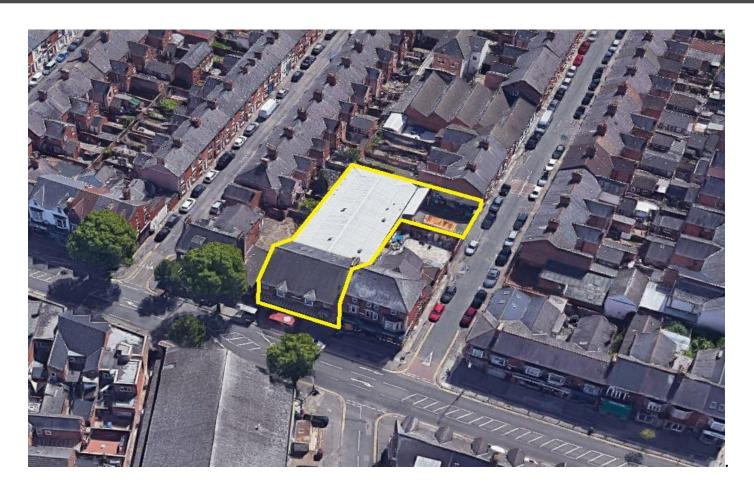
Access to the rear is via Acorn Street, with a loading forecourt and roller shutter access. Storage to the rear of the property is full height with suspended LED lighting.

Accommodation

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



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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

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