

**ANDREW+**  
**ASHWELL**



**To Let**

## **Town Centre Retail Unit**

13 Burton Street + Melton Mowbray + LE13 1AE



**983 Sq Ft**  
(91.4 Sq M)

**£10,000 Per Annum**



**Prominent retail  
frontage**



**Town centre  
location**



**Good transport  
links nearby**



**Available  
immediately**



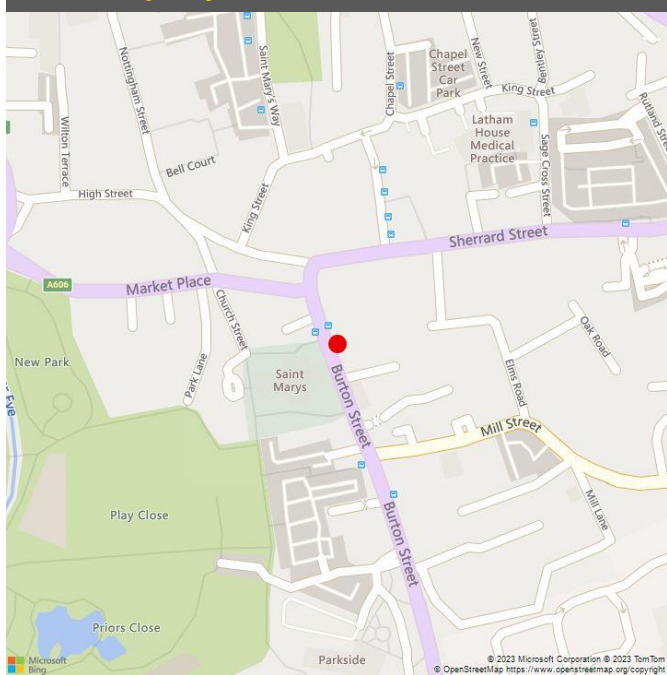
0116 254 1220 | [andash.co.uk](http://andash.co.uk) | 53 London Road, Leicester LE2 0PD

### Location

The unit occupies a prominent position along Burton Street in Melton Mowbray, a historic market town situated approximately 12 miles North-East of Leicester and 20 miles South-East of Nottingham with a population of approximately 30,000.

Nearby occupiers include a mix of national and local businesses including Holland and Barrett, Mowbray Fireplaces, and Black Dragon Games.

### The Property



**SAT NAV: LE13 1AE**

### Description

The property comprises a ground floor retail unit of mainly rectangular proportion.

Internally the premises offers a large open-plan sales area with staff kitchen and WC to the left side, and sizeable office / stores to the rear right.

The premises is currently fitted out as a retail unit with suspended ceilings with inset LED lighting, plaster and painted finish to the walls, concrete flooring throughout, and an alarm. Water and electricity are available.

Municipal parking is available nearby.

### Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor	983	91.4
<b>TOTAL</b>	<b>983</b>	<b>91.4</b>

### Rating Assessment

Rateable Value (2023): £9,300

U.B.R (2023/2024): £0.499:

Est. Rates Payable (2023/2024): £4,641\*

\*Small businesses should benefit from rates relief.

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

### Energy Performance Certificate

The premises forms part of a listed building and is therefore exempt from requiring an EPC.

### Terms

The premises are available by way of a new internal repairing and insuring lease at an initial rent of **£10,000 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.

### Viewing

**Strictly by appointment with the sole agent**

**Conrad Gray**  
[csg@andash.co.uk](mailto:csg@andash.co.uk)  
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**Joe Dodd**  
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