

# RETAIL OPPORTUNITY

23 Sherrard Street, Melton Mowbray LE13 1XH



## RENT!



**£30,000  
PER ANNUM**

## LARGE CORNER RETAIL UNIT IN MELTON MOWBRAY TOWN CENTRE

- Ground floor sales 155.98 sq m (1,679 sq ft) first floor storage / ancillary 206.80 sq m (2,226 sq ft)
- Close and adjacent retailers include Peacocks, Lloyds Pharmacy, Lounges Café Bar & CEX

### Location:

Melton Mowbray is a popular market town located approximately 17 miles southeast of Nottingham city centre and 13 miles northeast of Leicester city centre.

The town has a resident population of 50,900 persons (*mid 2017 estimate*), and a catchment population of some 80,000 persons.

The town is well established in terms of national multiple retailers and also benefits from a large number of good quality independent operators.

### Description:

The property is located at the junctions of Sherrard Street and Windsor Street and is close to and adjacent to retailers including Peacocks, Lloyds Pharmacy, Specsavers, Lounges Café Bar and CEX.

### Accommodation:

Ground Floor Sales:	155.98 sq m	(1,679 sq ft)
Ground Floor Stores / Loading Bay:	20.06 sq m	( 216 sq ft)
First Floor Storage / Ancillary:	206.80 sq m	(2,226 sq ft)
<b>TOTAL:</b>	<b>382.84 sq m</b>	<b>(4,121 sq ft)</b>

To the rear of the ground floor, full loading access is provided with a goods lift providing access to the first floor storage accommodation.

### Terms:

The property is to be let on a new FRI lease for a term of years to be negotiated.

### Planning:

A1 (Shops) use, however consideration will be given to a change of use, subject to receipt of planning consent.

### Rent:

The property is available to rent at a level of:-

**£30,000 Per Annum**

### Rates:

Rateable Value 2019/20: £34,500 (Shop & Premises)

### VAT:

Vat is applicable in relation to rental payments.

**Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk  
OR Jonathan Emmerson 0115 979 3490 jemmerson@heb.co.uk**

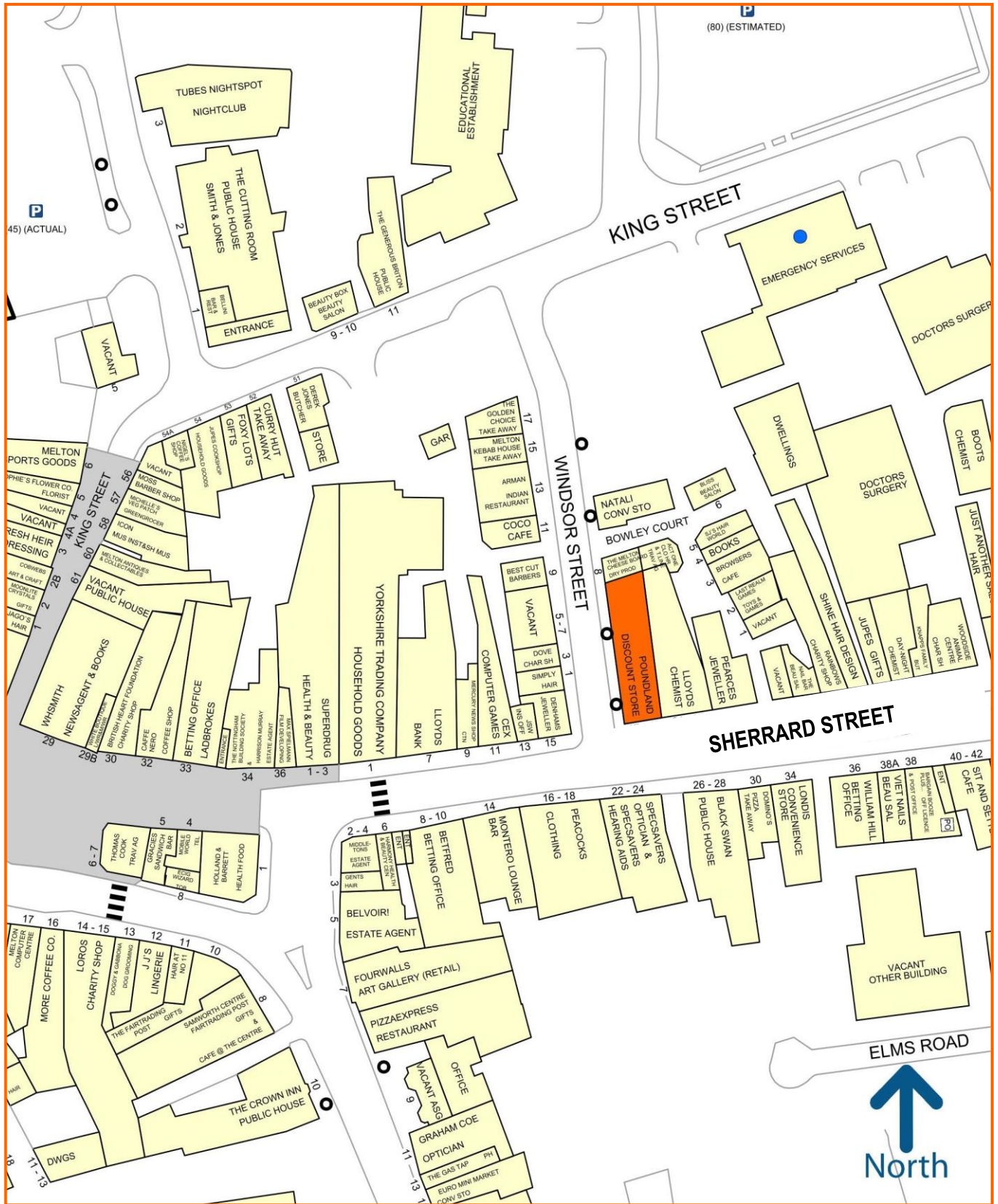
**0115 950 6611**

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

**EPC:**  
Available upon request.

**Further Information & Viewings:**

For further information including floorplans and to view the property, please contact the sole letting agents below.



**MISREPRESENTATION ACT** These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.