



Retail Shop and Two Flats, Leicester Street

Melton Mowbray | Leicestershire | LE13 0PP



YOUR PROPERTY EXPERTS

A superb refurbished and historic freehold property for sale. An ideal investment comprising a centrally located shop premises, with a self-contained first and second floor flat situated on Leicester Street adjacent to Wilton and Egerton Park. The building, formerly English's Bistro, has been reroofed and updated internally and is fully let to three individual tenants providing an annual income of £15,380. The ground floor shop offers 419 sq. ft of retail space, currently let to a nail bar. The first floor flat has two bedrooms with the second floor flat having two interconnecting bedrooms. Externally there is a shared courtyard to the rear of the premises. Parking is available close by at Parkside and Burton Street.

Property at a glance

- Centrally Located Freehold Building
- Historic Mid-Terrace Property
- Mixed Use
- Ideal Investment Purchase
- Fully Let with £15,380 Income pa
- Refurbished Accommodation
- Ground Floor Retail Use
- Two Flats
- Parking Nearby
- Rear Courtyard
- Viewing Essential

Rent:

£416.67

Ground Floor Shop

A refurbished ground floor retail premises currently let to 'Melton Nail Bar' for £5,000 per annum. The ground floor space has a main entrance door on Leicester Street with large glazed windows and a second entrance door from the side passageway. The shop is 419 sq. ft. and comprises one large retail sales area, a kitchen and ground floor WC. The shop is let on a 3 year contract which commenced in February 2017.

Main Retail Shop 22'4" x 14'10" (6.8m x 4.52m)

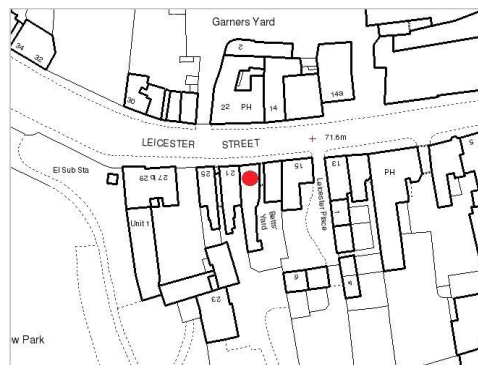
With wood laminate flooring, two large glazed windows to the front elevation and central glazed door, fire escape and access to the side, step to a platform with access through to the kitchen.

Kitchen 8'9" x 7'4" (2.67m x 2.24m)

Fitted with a range of white gloss wall and base units with laminate worktops, stainless steel sink with mixer tap and hot water tap over.

WC 5' x 4'1" (1.52m x 1.24m)

Having a two piece white suite comprising wash hand basin and WC, tiled splashbacks to the walls and wall mounted Triton electric heater.



Apartment One

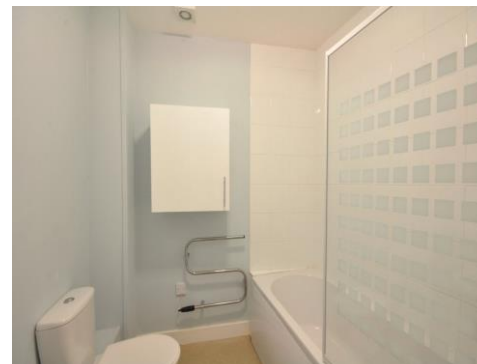
Accessed to the rear of the shop with a private door and communal entrance hallway to both the first and second floor flat. Flat One is located on the first floor and comprises a large living/dining/kitchen with modern fitted wall and base units, built-in cooker, hob and extractor fan with freestanding space for further appliances, built-in cupboard housing the hot water tank and fully glazed French doors onto a Juliet balcony with pleasant views into the town centre and towards the Park. There are two well-proportioned bedrooms, a modern bathroom suite with three piece white suite, shower over the bath and a spacious living/dining area located immediately off the lounge. The property has electric fired central heating.

Apartment Two

Located on the second floor with access via the communal landing into an entrance hall, doors off to living/dining/kitchen.

Lounge/Dining Area 15'1" x 8' (4.6m x 2.44m)

With carpeting and a wall mounted electric heater.



Bathroom 6'7" x 6'7" (2m x 2m)

Fitted with a white suite comprising panelled bath, wash hand basin, WC, electric heater, tiling to the walls and vinyl flooring.

Kitchen Area 8'11" x 8'10" (2.72m x 2.7m)

Fitted with modern wall and base units with built-in electric oven, hob and extractor fan, space for further appliances, sink with neutral tiling to the walls and vinyl flooring. The kitchen area has French double glazed doors and Juliet balcony with elevated views towards the Park, vinyl flooring and opening through to the dining area.

Dressing Room/Office 8'10" x 7'9" (2.7m x 2.36m)

With sash window to front elevation, carpet and electric heater. Please note, this would make an ideal second bedroom but currently has no independent access, however, we believe it would be possible to create an independent access into this room from the lounge area.

Bedroom One 11'6" x 10' (3.5m x 3.05m)

With an attractive sash window to the front elevation, electric heater and carpeting, opening through to dressing room/office.





Outside - Rear

There is a communal block paved courtyard for ease of maintenance which is shared between the two apartments. The property does not have any allocated car parking, however, there are a number of public car parks located within close proximity at Parkside and Burton Street.

Agent's Note

All three elements of the property are fully let. The two apartments are let on 6 months Assured Shorthold Tenancies with the ground floor let under a Commercial Lease until February 2020. For further details please contact Bentons' office on 01664 563892.

Approximate Gross Internal Area :-
39 sq m / 419 sq ft



Illustration For Identification Purposes Only. Not To Scale (ID 31



47 Nottingham Street, Melton Mowbray, Leicestershire, LE13 INN
Tel: 01664 480780 | Fax: 01664 410 223 | Email: rentals@bentons.co.uk
London associated office: 121 Park Lane, Mayfair W1 Tel: 020 7079 1518

bentons.co.uk