

Michelle's Veg Patch

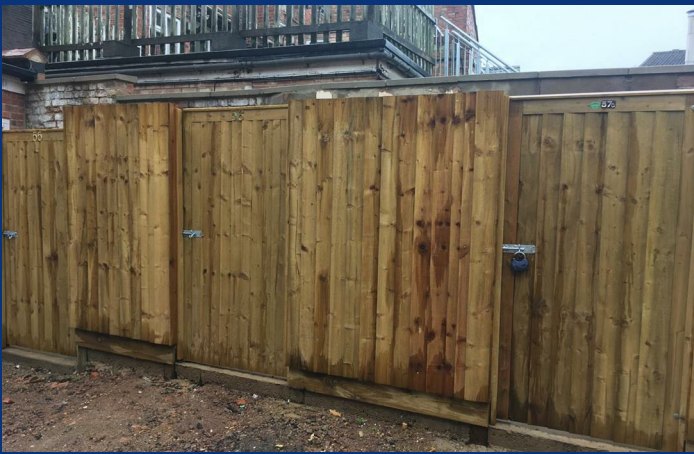


57, KING STREET, MELTON MOWBRAY, LE13 1XA
£5,500 PER MONTH

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



An opportunity to rent a ground floor retail premises in the market town of Melton Mowbray. The premises extends to 33.4m² (339 sq ft)

DESCRIPTION

An opportunity to rent a refurbished ground floor retail space with a total area of approximately 33.4m² (359 sq ft) in the market town of Melton Mowbray. The property comprises, a street fronted retail space that extends to approximately 15.58m² with approximately 13.19m² worth of storage, in addition, there is a newly fitted bathroom with a toilet, sink and hot water heater. The property has recently undergone full electrical rewire and will have new LED lighting. To the rear of the shop, there is a shared courtyard with individual locked bin storage.

LOCATION

The property is located on King Street in the market town of Melton Mowbray. Nearby traders include Boots, WH Smiths, Specsavers, Greggs and adjacent independent 'boutique' retailers.

RENT

The rent is £5,500 per annum, payable in advance monthly.

In addition to the rent the annual insurance premium is payable to the landlord.

VAT

VAT is not payable on the rent.

COSTS

The ingoing tenant is responsible for paying legal costs incurred in the preparation of the tenancy agreement.

SERVICES

The property is connected to mains electricity, water and drainage services.

BUSINESS RATES

The rateable value for the premises with effect from 1 April 2017 is £3,400 per annum.
The Property is due to be re-rated.

ENERGY PERFORMANCE CERTIFICATE DETAILS

An EPC has been requested and will be available shortly.

VIEWING & FURTHER INFORMATION

Please contact Peter Chennells of Andrew Granger & Co on 01509 243720 or at peter.chennells@andrewgranger.co.uk for further information or to arrange a viewing.



LOCATION



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RICS



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