



7 Park Road, Melton Mowbray, Leicestershire, LE13 1TT

Prime Commercial Space To Let
£8,500 per annum Approx. 550 Sq. Ft

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

**7 Park Road
Melton Mowbray
Leicestershire
LE13 1TT**

Boutique Retail Opportunity To let

**Prime Commercial Space in Melton Mowbray,
Approx. 550 Sq. Ft.**

Position your business at the heart of Melton Mowbray, one of Leicestershire's most vibrant and characterful market towns. This beautifully presented 550 Sq. Ft boutique retail unit offers an exceptional opportunity for brands seeking visibility, footfall, and a stylish setting in a bustling destination known for its strong local community and year-round visitor appeal.





- 550 sq. ft of flexible, open-plan retail space
- Large display windows offering excellent natural light and prominent street frontage
- Destination location ideal for Agents, Offices, the service sector to include, Hair, Nails Aesthetics and Massage
- Brand new interior with modern lighting, neutral décor, and quality flooring
- Private storage / back-room area suitable for stock or small workspace
- Groundfloor accessible layout suitable for a wide range of uses
- W.C included
- Electric and water available
- Ready-to-occupy space with flexible configuration
- Attractive frontage for signage and brand impact
- Central location within a thriving market town



VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF [Tel:- \(01664\) 410166](tel:01664410166)

TERMS: A new internal repairing and insuring lease is offered for three years

VAT: VAT is not currently payable on the rent.

SERVICES: Mains electricity, water and drainage are connected. The service installations have not been tested by the agents. Prospective tenants should make their own enquiries.

EPC: EPC available on request



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- **Ready-to-occupy space with flexible configuration**
- **Central location within a thriving market town**

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Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
e.danby@shoulers.co.uk

Tel: 01664 560181 Option 5 Commercial

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