



Nottingham Street, Melton Mowbray, Leicestershire

Office For Sale in Leicestershire

From £240,000

- Excellent Town Centre Location
- Access from Side and Rear
- Opportunity for Alternative Uses Subject to Planning Consents
- Retail and Office Premises
- Flexible Ground Floor Space

A three storey period commercial property located on a popular pedestrianised street in the centre of Melton Mowbray. The property comprises of retail, office and ancillary space on the ground floor and two further floors of office and storage space. The building offers potential for alternative uses subject to the necessary planning consents.

Ground Floor 19'2" x 15'9" (5.84m x 4.8m). Fully glazed shop window with metal framed glazed entrance door leading to retail space with small corner storage cupboard, flooring, decoration and false ceiling panels with inset lighting leading to:-

Rear Lobby With staircase to first floor and access through to rear yard and alleyway. The rear yard houses two stores including the gas fired boiler house with access to the flat roof to the rear.

Office Space The ground floor office space is accessed off a rear corridor which has both male and female toilets adjacent along with a store room housing the incoming electrical supply and fuses.

Office One 55'7" x 14'8" (16.94m x 4.47m). An open plan office benefitting from multiple plug sockets (network trunking), false ceiling tiles and inset lighting, flexible space with access to a rear vestibule lobby providing access to a rear alleyway and separate lockable bin store shed, has a walk through area to:-

Office Two 39'3" x 17'1" (11.96m x 5.2m). Another open plan office with multiple plug sockets (network trunking), false ceiling tiles and inset lighting. A flexible space.

Office Three 26'9" x 25'3" (8.15m x 7.7m). An open plan office off which is:-

Kitchen 6'4" x 5'1" (1.93m x 1.55m). A small kitchen fitted with worktop, sink and electrical points for fridge/microwave.

Manager's Office One 9'9" x 8'11" (2.97m x 2.72m). Situated adjacent to Office Two.

Manager's Office Two 10'9" x 9'1" (3.28m x 2.77m). Situated adjacent to Office Three.

First Floor With stairs leading to the first floor onto a split level landing off which leads:-

Front Office 20'6" x 19'9" (6.25m x 6.02m). With a large bay window to the front elevation, carpeted floors, ceiling lighting and a flexible side store measuring 6.20m x 1.00m (20'4" x 3'3").

Rear Meeting Room 24'11" x 14'7" (7.6m x 4.45m). With windows to side elevation, basic kitchenette, plumbing and hot water storage area, leading through to:-

Rear Office 15' x 14'7" (4.57m x 4.45m). With windows to the side elevation and emergency access to the flat roof at the rear of the property.

Second Floor With door off the landing area with stairs leading down to the first floor.

Office/Store Room 20'5" x 10'11" (6.22m x 3.33m). At the front elevation a useful and good sized store room measuring xxx with a central window and fitted shelving.

Kitchen 10'9" x 10'6" (3.28m x 3.2m). Fitted with a range of cupboards and a worktop off a landing leading to:-

WC With a window to the rear elevation.

Services The property has mains water, drainage, electricity and gas.

Office Details

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Floorplans



Images



