



**56 SCALFORD ROAD  
MELTON MOWBRAY | LE13 1JY  
TO LET £90,000 PER ANNUM EXCLUSIVE**

**SHOWROOM | RETAIL WAREHOUSE | TRADE COUNTER**

**Approximately 12,000 sq ft (1,115 m<sup>2</sup>) | Generous yard and car parking.**

Positioned in a prominent location directly opposite  
Melton Cattle Market, next to QD Stores and close to LIDL.

  
**louchshacklock**  
and partners LLP

**BROWN & CO**

## LOCATION

Melton Mowbray is an established market town in Leicestershire approximately 19 miles north east of Leicester and 20 miles south east of Nottingham. The town has a population of approximately 25,554 people. The A607 runs through the town which provides access east towards Grantham and west towards Leicester and the A46. The premises are situated on Scalford Road which is one of the main arterial routes into Melton Mowbray town centre with, the premises being positioned directly opposite the Cattle Market, next door to QD Stores and in close proximity to LIDL.

## DESCRIPTION

The property comprises a single storey Showroom/ Retail Warehouse/Trade Counter of steel portal frame construction with painted concrete floor, steel profile sheet roof with translucent roof lights, brick elevations and a fully glazed Showroom style frontage with security shutters. Internally the Warehouse has male and female WC provision and a kitchen, office/stockroom. A mezzanine storage area has been created above the WCs, office and kitchen. A goods despatch area has been created by internal blockwork walls on the northern elevation of the building. Loading is also available to the rear of the property. To the front of the property there are approximately 10 car parking spaces with a further 11 customer car parking spaces to the rear. There is also an additional staff car park and a further area of hardstanding to the rear of the property.

## ACCOMMODATION

We have measured the property on a gross internal area basis and the premises provide approximately 12,087 sq ft (1,123 sq m) of Showroom/Retail Warehouse/Trade Counter accommodation. There is an additional 91 Sq M (979 Sq Ft) of mezzanine accommodation.



Approximately 12,087 sq ft (1,123 sq m) of:  
Showroom | Retail Warehouse | Trade Counter accommodation  
Plus an additional 91 Sq M (979 Sq Ft) of mezzanine accommodation



## SERVICES

We understand that mains 3 phase electricity, gas, water and drainage are connected to the property. Prospective tenants are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to take a new lease.

## PLANNING

The property currently has planning permission for retail use as a Farmers Merchants. Alternative uses would be suitable subject to planning consent being obtained. For further information please contact Melton Borough Council on 01664 502502.

## BUSINESS RATES

The premises have a rateable value of £93,000 under the 2017 Rating List. We suggest that interested parties contact Melton Borough Council direct on 01664 502502 for further information.

## RENTAL TERMS

The property is available at the quoting rent of £90,000 per annum exclusive.

## LEASE TERMS

A new full repairing and insuring lease is available at the quoting rent.

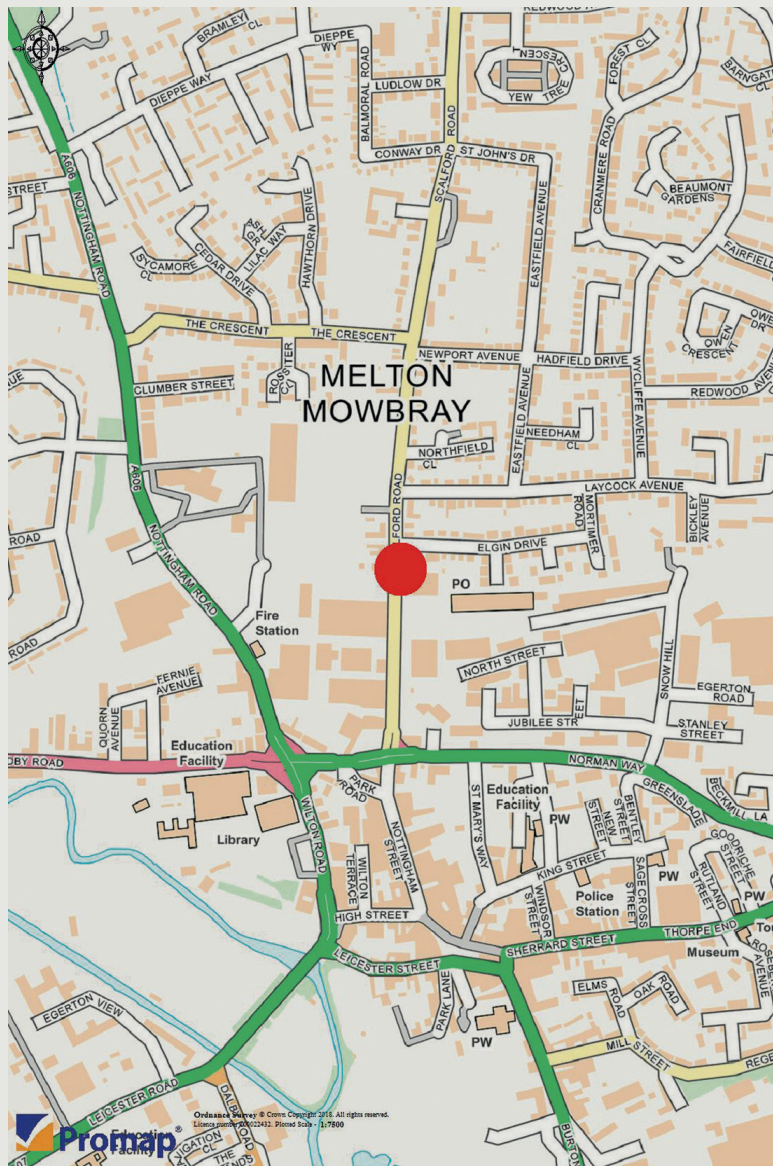
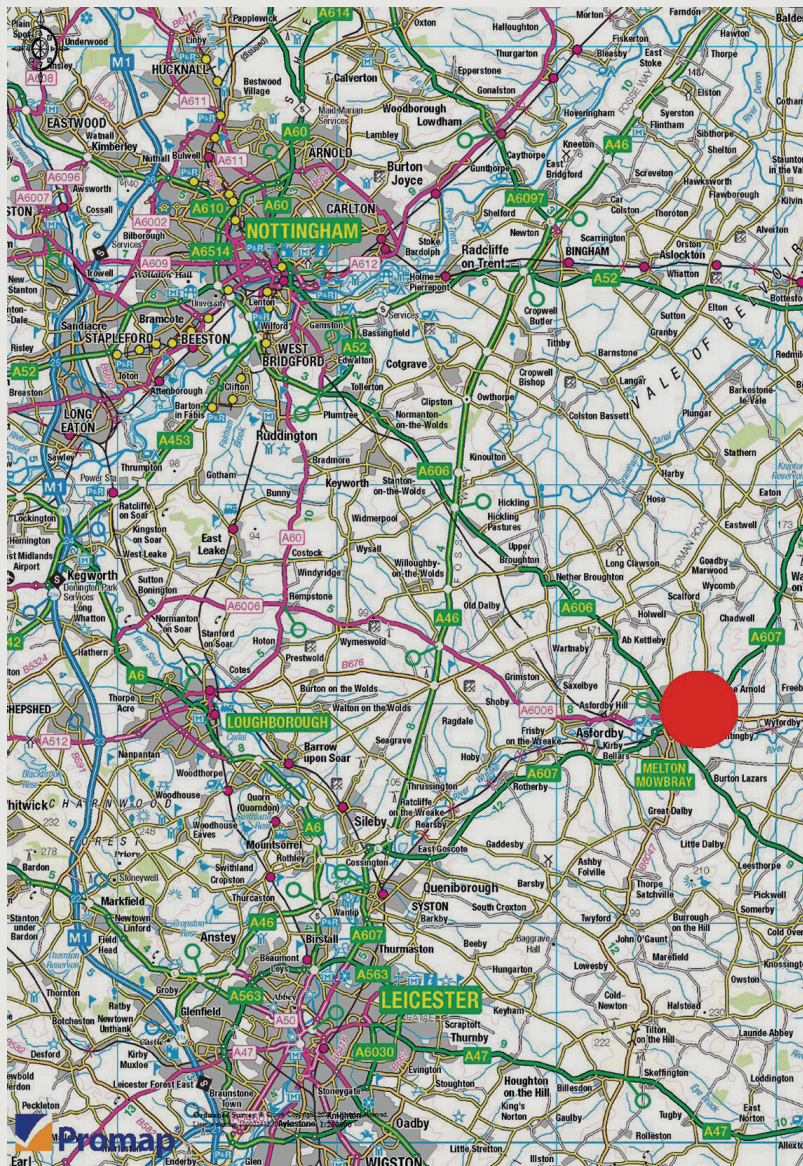
## VAT

The rent is quoted exclusive of but may be subject to VAT at the prevailing rate.

## LEGAL COSTS

As is usual the ingoing tenant will be responsible for our client's reasonable legal fees incurred in this transaction.

## EPC RATING | C54



## VIEWING AND FURTHER INFORMATION

Strictly by appointment with the joint letting agents:-

**Brown&Co Grantham**  
 Granta Hall, 6 Finkin Street  
 Grantham NG31 6QZ  
 Tel: 01476 514433  
 sarah.pettefar@brown-co.com

**Louch Shacklock**  
 Contact: Graham Young  
 Tel: 01908 224762  
 Mobile: 07841 882878



### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared in July 2018.



Property and Business Consultants  
 brown-co.com