



MELTON MOWBRAY

12 WINDSOR STREET, LE13 1BU

To Let: **£30,000pa**
or For Sale: **P.O.A**

A newly built shop located on the site of the former post office in the centre of town beneath an attractive modern apartment block. Windsor Street is the major stopping point for local bus services, and lies between shoppers' car parks and the Market Place area, and is also adjacent to an entertainment area of restaurants and public houses around the cinema.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

Major new central shop

ACCOMMODATION

The shop is newly completed to shell finish. There is rear loading through the yard off King Street by the Police Station.

Frontage: 70 ft (21.5 m)

Depth: 88 ft (27 m)

Gross Internal Area: 4,900 sq ft (455 m²)

Use: A1 retail. D1 and D2 use classes would also be considered.

Rates: Not yet assessed.

Terms: A new equivalent full repairing lease of 15 years or more is offered. Consideration to the sale of the leasehold interest may be given.

GENERAL INFORMATION

SERVICES: Mains electricity, gas, water and drainage. Meters for services are not currently installed in the premises.

VIEWING: Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166.

Contact: Helen Montague –
h.montague@shoulers.co.uk

VAT: VAT will be payable on the rent.

EPC: This building has an Energy Performance Asset Rating Band C. Ref: 0031-0831-6900-0274-0002
The full EPC available on request and downloadable from:
<https://www.ndepcregister.com/>

Note: An interest is disclosed under Estate Agents Act 1979.

Wilton Lodge, Wilton Road,
Melton Mowbray, Leicestershire LE13 0UJ

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