

27 Market Place | Melton Mowbray | Leicestershire | LE13 1XD

## Prominent retail unit in Melton Mowbray Confidential - Staff Unaware

122.26m<sup>2</sup>  
(1,316ft<sup>2</sup>)

- Prominently situated in Melton Mowbray's Market Place
- Prime location on busy pedestrianised section of Market Place
- Nearby occupiers include Card Factory, Timpsons, Boots Opticians and Esquires Coffee
- Passing rent - £22,500 per annum



**TO LET**



Location



Gallery



Contact



## Location

Melton Mowbray is located 15 miles north east of Leicester and 25 miles south east of Nottingham. The main shopping facilities are centered upon Market Place, South Parade, Sherrard Street and Nottingham Street. The town benefits from an open market held on Tuesdays and Saturdays held on Market Place and Nottingham Street.

The subject property is ideally situated in the centre of the Market Place in the pedestrianised zone of Market Place nearby a plethora of national and regional tenants including Card Factory, Timpsons, Boots Opticians and Esquires Coffee.

## The Property

The property is a ground floor retail unit with excellent glazed frontage onto Market Place. Internally, the property has been well maintained and consists of vinyl flooring, a suspended ceiling with recessed LED lighting, all within a large, open plan sales area. To the rear, there are a series of smaller rooms for private offices including staff welfare facilities.

## Planning

It is understood the property falls within **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche. This information is for guidance only and all parties should check themselves with the local planning authority.





## Accommodation

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	98.01	1,055
Ground Floor Ancillary	24.25	261
ITZA	55.83	601
<b>Total</b>	<b>122.26</b>	<b>1,316</b>

This information is given for guidance purposes only.

## Lease Terms

The property is available to let by way of either an assignment, subletting or on a surrender and regrant basis directly with the landlord.

The property is currently let on a full repairing and insuring term expiring 05 April 2027.

## Rent

The property is available at a passing rent of:

**£22,500 per annum exclusive**

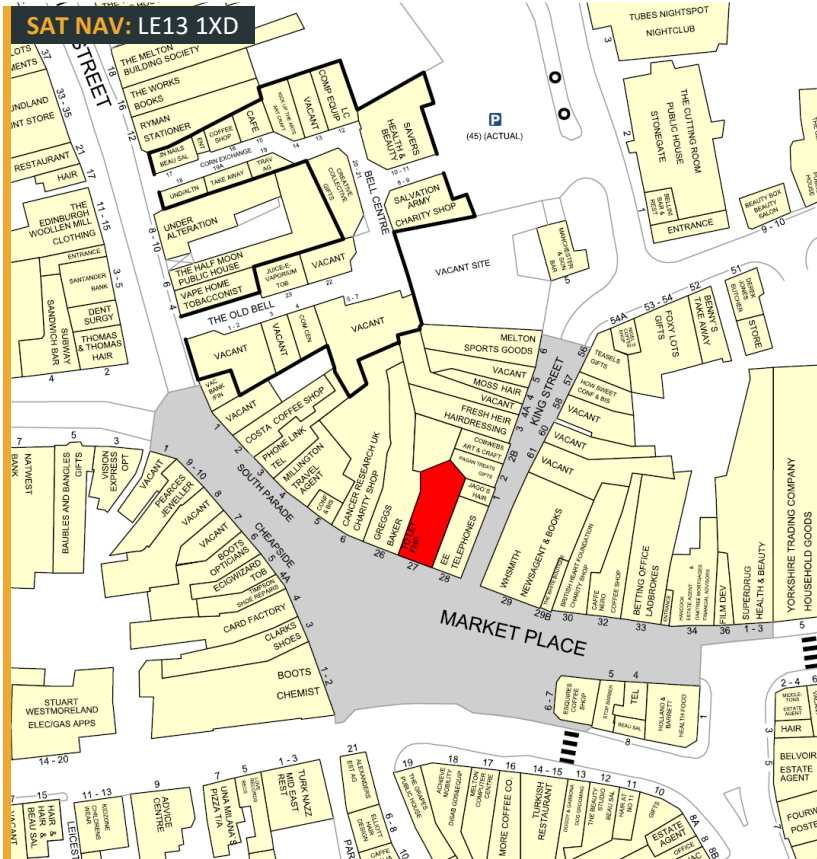
## VAT

VAT is applicable at the prevailing rate.

## EPC

A copy of the EPC is available on request.





## Business Rates

We understand from the Valuation Office Agency the current rateable value is:

Shop & Premises  
Rateable Value (2023): £22,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## Legal Costs

Each party are to bear their own legal costs incurred in this transaction.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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24/06/2024