

# RETAIL OPPORTUNITY

23 Sherrard Street, Melton Mowbray LE13 1XH



## RENT!



**£30,000  
PER ANNUM**

## LARGE CORNER RETAIL UNIT IN MELTON MOWBRAY TOWN CENTRE

- Ground floor sales 155.98 sq m (1,679 sq ft) first floor storage / ancillary 206.80 sq m (2,226 sq ft)
- Close and adjacent retailers include Peacocks, Lloyds Pharmacy, Lounges Café Bar & CEX

### Location:

Melton Mowbray is a popular market town located approximately 17 miles southeast of Nottingham city centre and 13 miles northeast of Leicester city centre.

The town has a resident population of 50,900 persons (*mid 2017 estimate*), and a catchment population of some 80,000 persons.

The town is well established in terms of national multiple retailers and also benefits from a large number of good quality independent operators.

### Description:

The property is located at the junctions of Sherrard Street and Windsor Street and is close to and adjacent to retailers including Peacocks, Lloyds Pharmacy, Specsavers, Lounges Café Bar and CEX.

### Accommodation:

|                                    |                    |                      |
|------------------------------------|--------------------|----------------------|
| Ground Floor Sales:                | 155.98 sq m        | (1,679 sq ft)        |
| Ground Floor Stores / Loading Bay: | 20.06 sq m         | ( 216 sq ft)         |
| First Floor Storage / Ancillary:   | 206.80 sq m        | (2,226 sq ft)        |
| <b>TOTAL:</b>                      | <b>382.84 sq m</b> | <b>(4,121 sq ft)</b> |

To the rear of the ground floor, full loading access is provided with a goods lift providing access to the first floor storage accommodation.

### Terms:

The property is to be let on a new FRI lease for a term of years to be negotiated.

### Planning:

A1 (Shops) use, however consideration will be given to a change of use, subject to receipt of planning consent.

### Rent:

The property is available to rent at a level of:-

**£30,000 Per Annum**

### Rates:

Rateable Value 2019/20: £34,500 (Shop & Premises)

### VAT:

Vat is applicable in relation to rental payments.

**Interested? Contact Will Torr 0115 979 3491 [wtorr@heb.co.uk](mailto:wtorr@heb.co.uk)  
OR Jonathan Emmerson 0115 979 3490 [jemmerson@heb.co.uk](mailto:jemmerson@heb.co.uk)**

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Available upon request.

For further information including floorplans and to view the property, please contact the sole letting agents below.

