



MELTON MOWBRAY

30 BURTON STREET, LE13 1AF

FOR SALE

O/A: £120,000 OR

TO LET: £8,500pa

A self-contained terraced shop with approximately 635.5 sq ft of versatile accommodation over three floors with established A5 use or suitable for returning to previous A2 office use or A1 retail. The property offers an opportunity for either re-letting to a business operator or potential for redevelopment and investment.

Located a short walk from the town centre in a historical conservation area benefiting from a roadside position on the main southern route into town.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

A5 Shop with rooms over.

ACCOMMODATION

The building comprise a three storey terraced property of brick construction under a tiled roof. Outside there is a small rear courtyard with brick outbuilding and shared access to alley back onto the street.

The property has been operated by successive tenants as an Indian takeaway for many years and forms part of a parade of similar catering establishments in this charming street. The building fronts a wide main approach to the town centre leading to the local authority Parkside office complex and railway station. Other nearby businesses include, pubs and restaurants, florist, clothing retailers, accountancy and estate agency offices.

The premises offers a choice of either continued A5 takeaway use or an opportunity to convert to previous A2 professional offices or A1 retail use. A functional kitchen is in place with catering fixtures and fittings at a nominal price to be agreed with the vendor. Otherwise the property will be cleared.

Having a separate rear access the property has redevelopment potential for conversion of the upper rooms to self-contained residential use, subject to necessary consents.

Net Internal Area: 635.5 sq. ft. (59 sq. m.) approx.

Built Width: 11' 1" (3.38m)

Shop Width: 9' 1" (2.77m)

Front Sales: 130 sq ft (12.07 sq m)

Fitted with small serving counter, spot lights.

Kitchen: 173.5 sq ft (16.1 sq m) approx.

With a variety of fittings including:

Two gas cookers, Tandoor, overhead extraction, stainless steel workstations, fridge freezers, microwave, stainless steel sink unit and hand basin.

Rear Wash lobby: 16 sq ft (1.49 sq m)

Internal and external staircases leading to:

First Floor:

Rear through room: 39 sq ft (3.6sq m) useable, with hot water cylinder and uPVC window to rear.

Front office: 104 sq ft (9.7sq m) approx. with uPVC window.

Staircase leading to:

Second Floor:

Front office: 148 sq ft (13.7 sq m) with uPVC window to front.

Rear Store Cupboard: 25 sq ft approx. lowers into eaves.

Outside: Rear yard, semi-detached brick outbuilding formerly housing two W.C.s. GEA 91 sq ft (8.45 sq m) and shared access alley to front.

GENERAL INFORMATION

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

SALE TENURE: Freehold with vacant possession upon completion.

RENT TERMS: A new tenants full repairing and insuring lease is offered for a term of 5 years or more.

VAT: We understand that VAT is not currently payable on the rent.

SERVICES: Mains electricity, gas, water and drainage are connected. The service installations have not been tested by the agents. Prospective purchasers/tenants should make their own enquiries as to the suitability to their proposed use.

RATEABLE VALUE: £4,300

EPC: This building has an Energy Performance Asset Rating Band E. Ref: 9830-3024-0782-0500-0375

The full EPC available on request and downloadable from:

<https://www.ndepcregister.com/>



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

Tel: 01664 410166

www.shoulers.co.uk

commercial@shoulers.co.uk