

Prominent retail unit in Melton Mowbray

Total Area

256.63m² (2,763ft²)

- Prominently situated on Melton Mowbray's High Street
- Prime location off the busy pedestrianised Market Place
- Nearby occupiers include **Vision Express**, **Subway**, **Nationwide** and **HSBC**
- Quoting rent - £20,000 per annum



TO LET



Location



Gallery



Contact



Location



Gallery



Contact

Location

Melton Mowbray is located 15 miles northeast of Leicester and 25 miles southeast of Nottingham. The main shopping facilities are centred upon Market Place, High Street, 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 just off the subject property.

The subject property is situated on the High Street, just off the Market Place. The unit is nearby a plethora of national and regional tenants including Vision Express, Subway, Nationwide, HSBC, Card Factory and Greggs.

The Property

The subject property is arranged over ground, first and second floors. Internally, the ground floor provides an open plan sales area with back of house storage and staff facilities to the rear. The first/second floor consist of eight separate rooms which can be used for sales/storage.

The property also benefits from rear access, which includes parking for one vehicle and a bin store.

Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.





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Accommodation

The property provides the following accommodation:-

Floor	m ²	ft ²
Ground Floor	129.87	1,398
First Floor	62.14	669
Second Floor	64.62	696
Total	256.63	2,763

(These measurements are given for information purposes only.)

Lease Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a rent of:

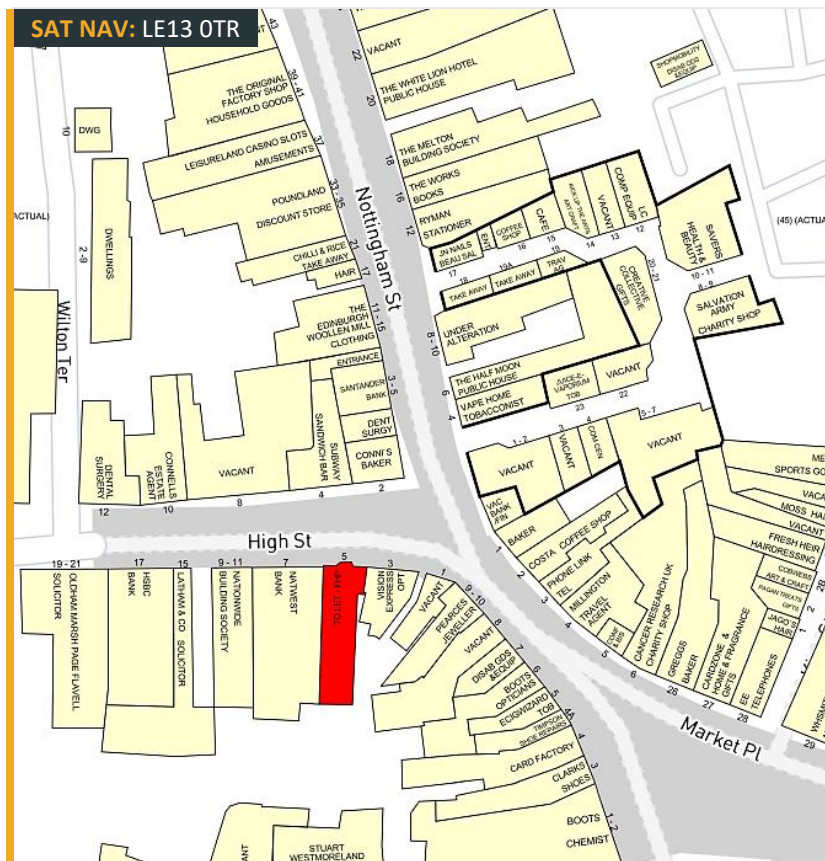
£20,000 per annum
(twenty thousand pounds)

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value from 1st April 2026: £28,000

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.



EPC

The property has an EPC rating of C - 66.

VAT

VAT is not applicable at the prevailing rate.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

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

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Ellis Cullen

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16/06/2029



Please **click here** to read our "Property Misdescriptions Act". E&OE.