

**MATHER
JAMIE**
01509 233433

**57 King Street
Melton Mowbray
Leics
LE13 1XB**

TO LET
£5,000 pax

Rent Incentives Available



Ground Floor Retail Unit

28.01 sq m (301 sq ft)

57 King Street, Melton Mowbray, Leics, LE13 1XB

DESCRIPTION

The property provides a ground floor retail unit with a large glass display frontage, consisting of a main retail area with storage/office, kitchenette and WCs, benefiting from electric storage heaters.

ACCOMMODATION

Total NIA	28.01 sq m	(301 sq ft)
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TENURE

The property is available by way of a new lease on terms to be agreed.

RENT

£5,000 (five thousand pounds) per annum exclusive.

VAT

VAT will not be charged on the rent.

BUSINESS RATES

Local Authority: Melton
Period: 2024/2025
Rateable Value: £3,400



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LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 76 within Band D. The EPC is valid until 23 November 2029.

PLANNING

We understand the premises have authorised planning consent under Class E of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.



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LOCATION

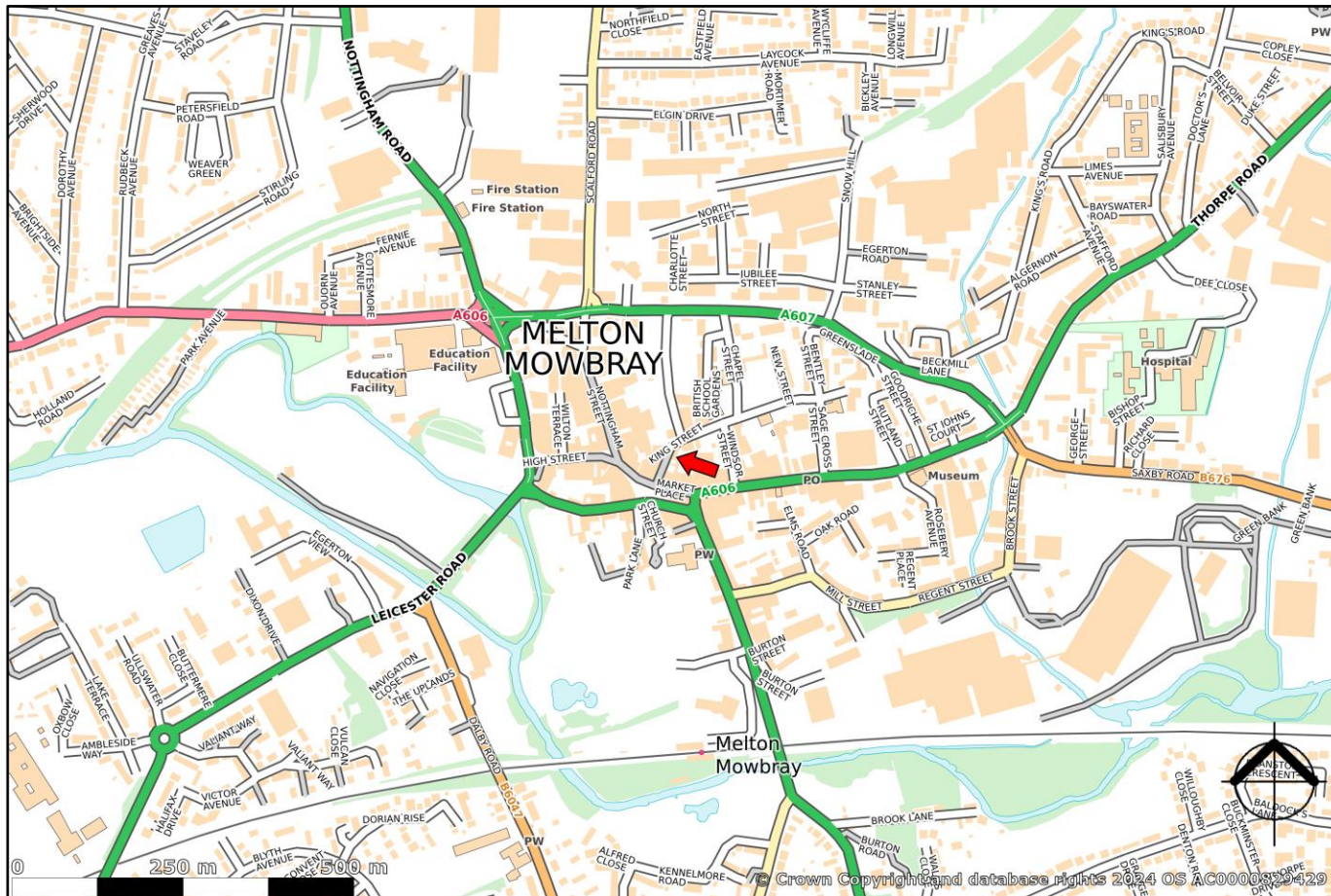
The property is prominently positioned on King Street within Melton Mowbray, being a busy location and one of the main pedestrianised routes to Market Place in the heart of the town centre.

Nearby occupiers include Greggs, EE, WH Smith and other local businesses.



what3words:

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CONTACT:

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations