

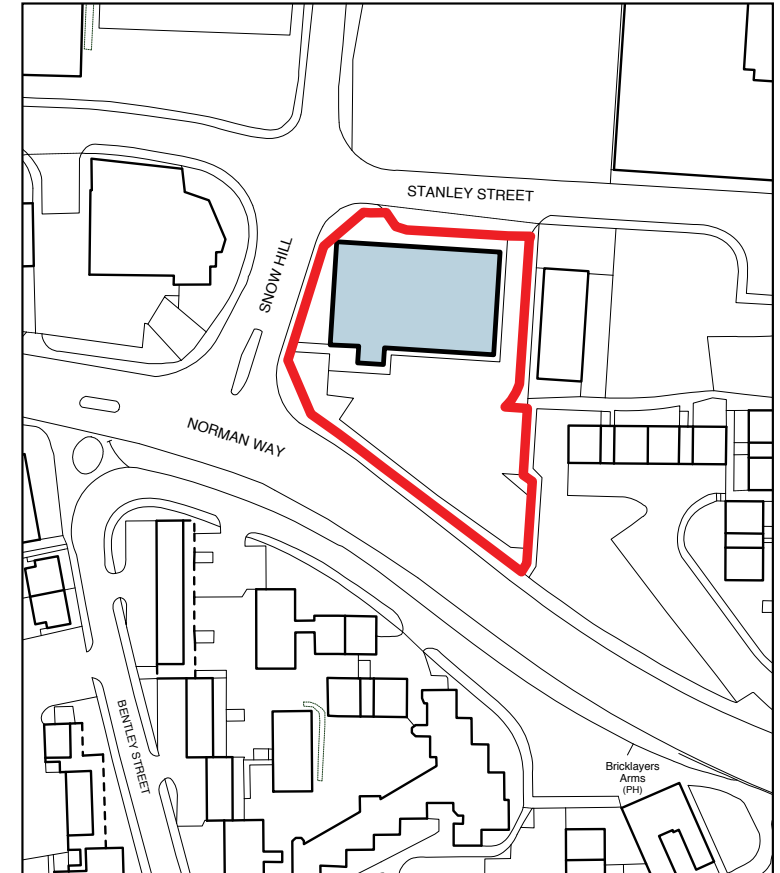
Modern Retail Warehouse Unit

NORMAN WAY, MELTON MOWBRAY LE13 1JE



8,578 sq ft (797 sq m) – TO LET ON A NEW LEASE

A prominent town centre location offering 38 car parking spaces



SITUATION

The subject property is situated on the northern edge of the town's retail centre, and occupies a prominent location on Melton Mowbray's inner ring-road at the junction of Norman Way (A607) and Snow Hill. The unit has the advantage of fronting Norman Way which is one of the main arterial routes in the town.

In our opinion the subject property is one of the best retail units in Melton Mowbray.

It has direct prominence to the main town centre ring road, yet is centrally located to town and enjoys excellent parking provision. Nearby units have been acquired by National Brands such as MAGNET, TOOLSTATION, MOLE Country Stores and SCREWFIX.



DESCRIPTION

The property comprises a modern retail warehouse unit of steel portal framed construction with brick and steel clad elevations. The roof is clad with profiled steel sheeting.

Customer parking is located to the front of the unit and provides 38 parking spaces reflecting a ratio of 1:226 sq ft.

The property is accessed off Stanley Street via Snow Hill with servicing also off Stanley Street.

AREAS

Ground Floor	7,406 sq ft (688 sq m)
Mezzanine Store	1,172 sq ft (109 sq m)
TOTAL G.I.A.	8,578 sq ft (797 sq m)

TERMS

The property is available on a new Fully Repairing lease for a Term to be agreed. Rent details on application.



PLANNING

The property benefits from a bulky goods planning consent and allows for the sale of the following goods:

We believe the planning consent is for Retail Warehouse Class A1 (E) for the sale of bulky goods. Interested parties are invited to contact us to discuss their specific requirements.

DEMOGRAPHICS

Melton Mowbray has an urban population of approximately 27,600.

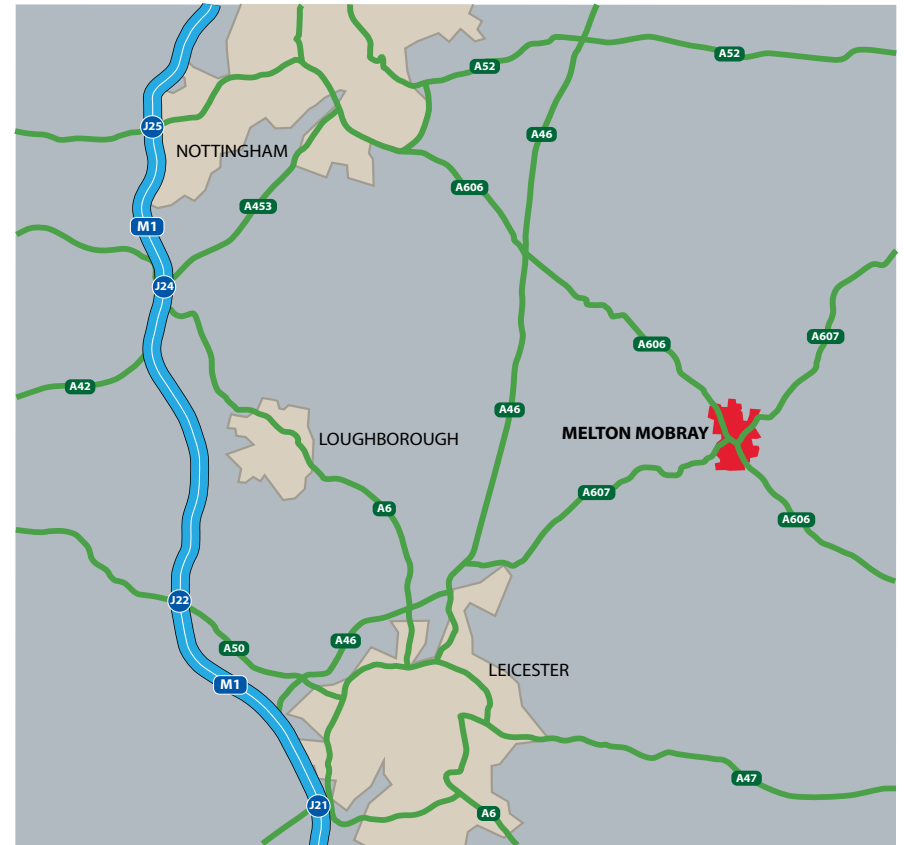
Melton Mowbray's rates of Home Ownership and Population in Good Health are reported to be above the National Average. The Employment rate is also above National Average (*Source ONS Census data*).

Melton Mowbray has a higher proportion of the shopping population in the Social Class AB and C2, in comparison to the national average.

EPC

101-125 **E** 114 | **E**

* A copy of the full EPC Report is available from the agent.



LOCATION

The property is located in Melton Mowbray, a market town in the county of Leicestershire. The town lies approximately 32km (20 miles) south east of Nottingham and 22 km (14 miles) north east of Leicester. Grantham, Oakham and Loughborough are all within a 24 km (15 miles) radius of the town.

The town benefits from good road communications being situated at the intersection of the A606 and the A607 and approximately 26 km (16 miles) east of Junction 23 of the M1. There are frequent rail services to Leicester, Birmingham, Peterborough and London St Pancras, which is approximately 1 hour 36 mins away. East Midlands Airport is 35 km (22 miles) to the west.

VIEWING

Viewings strictly through the sole agent.

Please contact:
 Steve Collins MRICS
 email: sc@collinsjarvis.co.uk



Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.