

**ANDREW+**  
**ASHWELL**



**To Let**

## **Town Centre Retail Unit Available on Flexible Terms**

**13 Burton Street + Melton Mowbray + LE13 1AE**



**983 Sq Ft**  
**(91.4 Sq M)**



**Prominent retail frontage**



**Town centre location**

**£500 Per Calendar Month exc.**  
**(£6,000 Per Annum)**



**Good transport links nearby**



**Available immediately**



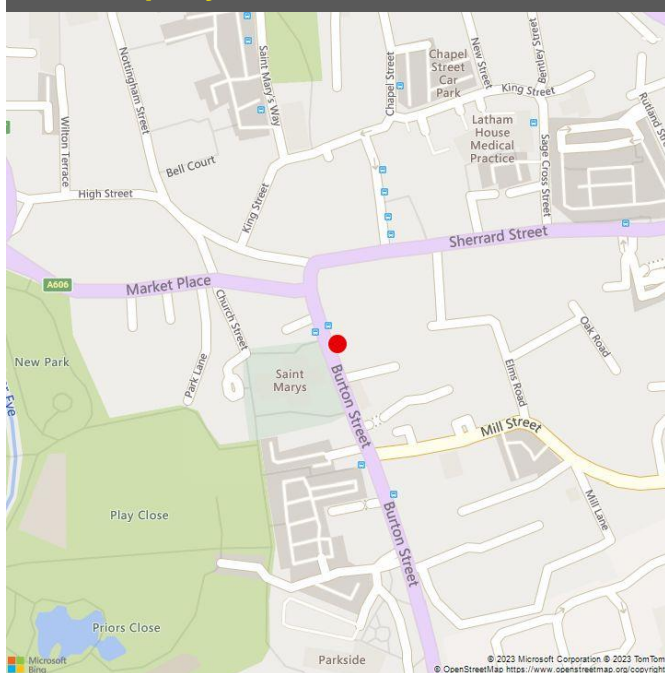
**0116 254 1220 | andash.co.uk | 53 London Road, Leicester LE2 0PD**

### Location

The unit occupies a prominent position along Burton Street in Melton Mowbray, a historic market town situated approximately 12 miles North-East of Leicester and 20 miles South-East of Nottingham with a population of approximately 30,000.

Nearby occupiers include a mix of national and local businesses including Holland and Barrett, Mowbray Fireplaces, and Black Dragon Games.

### The Property



**SAT NAV: LE13 1AE**

### Description

The property comprises a ground floor retail unit of mainly rectangular proportion.

Internally the premises offers a large open-plan sales area with staff kitchen and WC to the left side, and sizeable office / stores to the rear right.

The premises is currently fitted out as a retail unit with suspended ceilings with inset LED lighting, plaster and painted finish to the walls, concrete flooring throughout, and an alarm. Water and electricity are available.

Municipal parking is available nearby.

### Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor	983	91.4
<b>TOTAL</b>	<b>983</b>	<b>91.4</b>

### Rating Assessment

Rateable Value (2023):	£9,300
U.B.R (2024/2025):	£0.499
Est. Rates Payable (2024/2025):	£4,641*

\*Small businesses should benefit from rates exemption.

Rating information is for guidance purposes only and should not be relied upon.

### Energy Performance Certificate

The premises forms part of a listed building and is therefore exempt from requiring an EPC.

### Terms

The premises are available on a flexible term to be agreed at an initial rent of **£500 Per Calendar Month**.

### VAT

Prices are quoted excluding VAT which is payable at the prevailing rate.

### Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Andrew & Ashwell or its employees or agents. Neither Andrew & Ashwell nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Andrew & Ashwell will accept no liability for consequential loss arising from these particulars or any negotiations in

### Viewing

**Strictly by appointment with the sole agent**

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