

# RETAIL/OFFICE MELTON MOWBRAY



7 High Street, Melton Mowbray LE13 0TT



**FOR SALE**

## LOCATION

Melton Mowbray is a market town in the Melton district of Leicestershire. It has a population of approximately 28,000 and is located 14 miles northeast of Leicester, 16 miles southeast of Nottingham, and 14 miles southwest of Grantham.

The subject property is well located on the High Street, close to the junction with Nottingham Street. Nearby occupiers include **Vision Express, Subway,** and **HSBC**. Access is via the main entrance on High Street. Additional access to the property is at the rear, via a passageway shared with adjoining properties.

## DESCRIPTION

The ground floor of the property comprises retail space, offices and ancillary space. The basement includes storage space & a boiler room, whilst the first floor provides office & storage space, as well as WCs. Part of the first floor and the entire second floor form a residential apartment, which has been sold on a long leasehold for a term of 125 years from 2nd May 2006.

## TENURE

Freehold with vacant possession.

## GUIDE PRICE

Offers in excess of £325,000.

## EPC

A copy of the Energy Performance Certificate is available on request.

## ACCOMMODATION

Ground Floor	1,943 sq ft	180 sq m
Basement	712 sq ft	66 sq m
First Floor	912 sq ft	85 sq m

## BUSINESS RATES & SERVICE CHARGE

Rateable Value	£32,500
Rates Payable (2026)	£16,218

This information is for guidance only, interested parties to make their own enquiries.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWING & OFFERS

This property is being sold through an informal tender process hosted on **Offr.io**. To view full details and participate in the sale, please scan the QR code above. All interested parties must register on **Offr.io** to submit an offer.

## BWD

Richard Bidwell  
rbidwell@bwdretail.co.uk / 07747534357

Emily Balsdon  
ebalsdon@bwdretail.co.uk

