



6 South Parade, Melton Mowbray, Leicestershire, LE13 0PU

Freehold For Sale £330,000 Approx. 2,462 Sq. Ft

 **Shouler & Son**

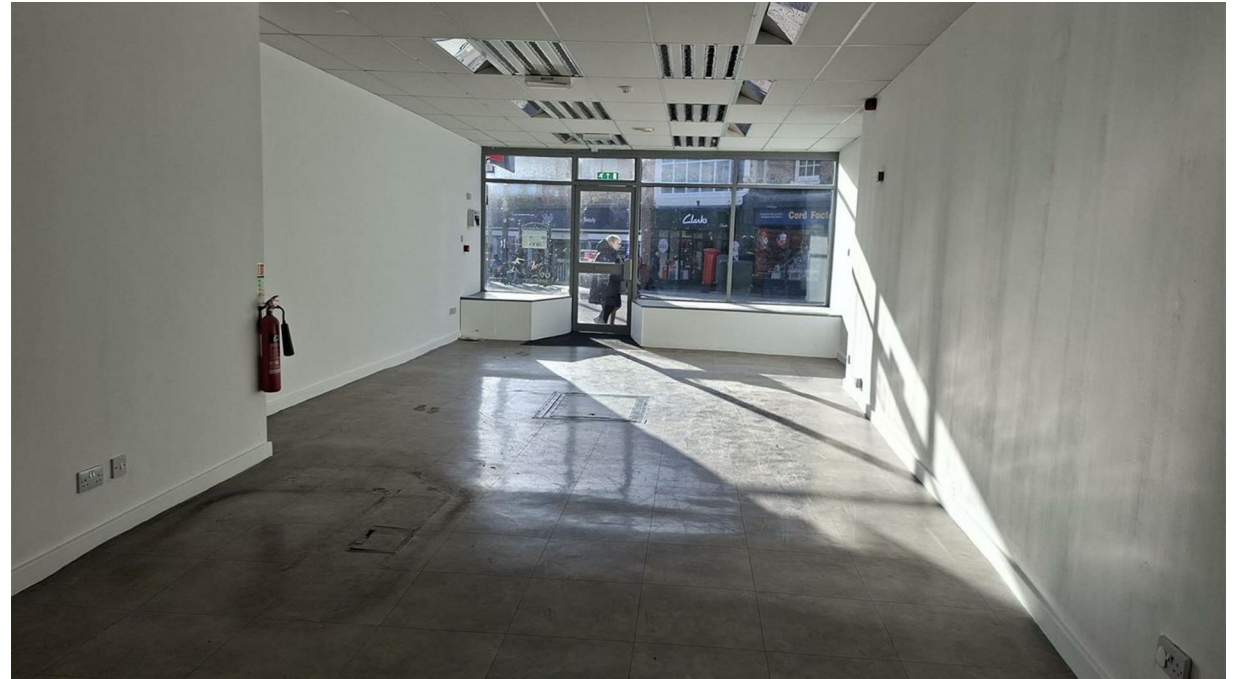
Land & Estate Agents, Valuers & Auctioneers

**6 South Parade
Melton Mowbray
Leicestershire
LE13 0PU**

6 South Parade is a prominent town centre retail property standing in a "100% Prime" position in the centre of Melton Mowbray, having huge passing footfall in the marketplace. Tuesday still sees an open street market which pulls an extra 4k footfall a month.

Melton Mowbray is a traditional English market town in Leicestershire, known for its deep food heritage, historical charm, and strong community feel.

The building was largely remodelled c.1800, and internally opened up and refurbished c.1980 and 2000. It is three storeys high and is constructed of brick under slate roofs which were replaced 20 years ago. It has a modern shop front and rear access via a shared side passage. It is listed Grade II.



SPECIFICATION:

Shop Build Front: 25 Ft 8'

Shop Frontage: 19 Ft 10'

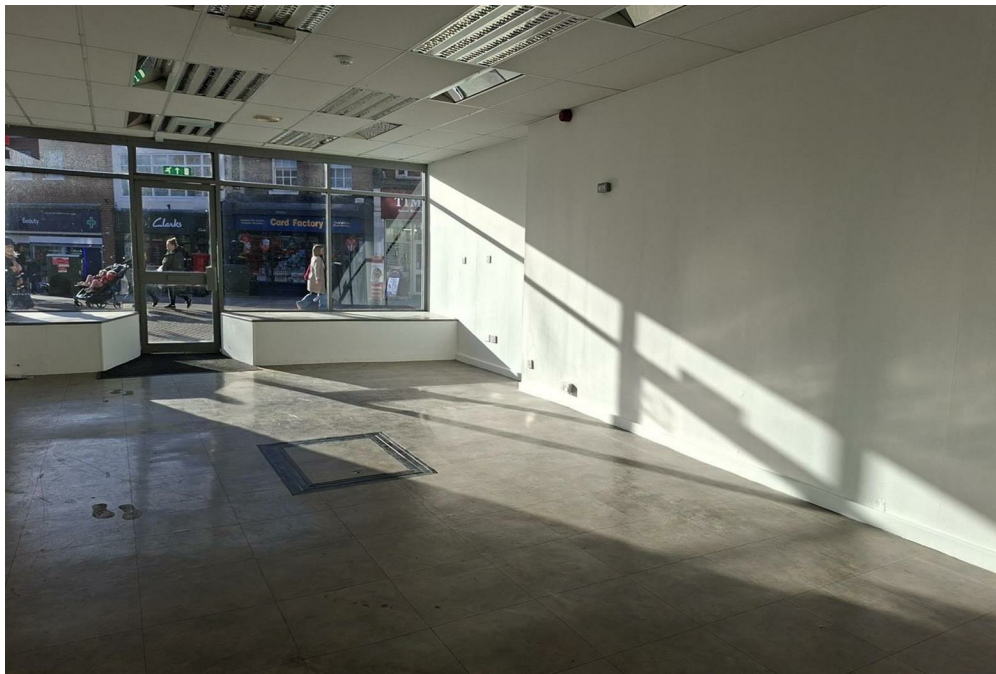
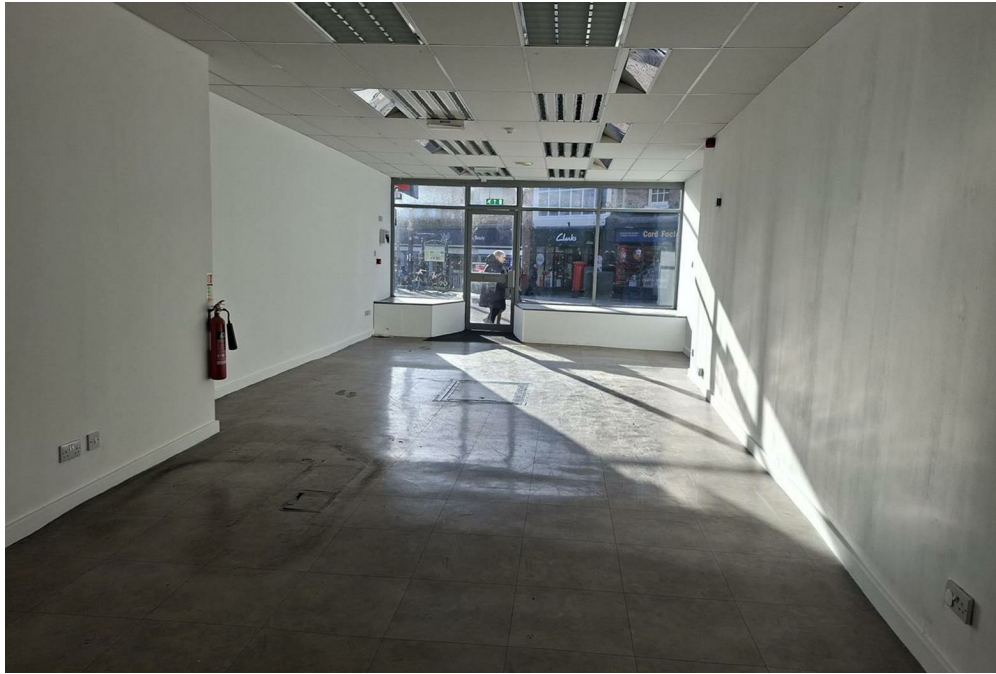
Shop Width: 13 Ft

Shop Depth: 60 Ft

Ground Floor Sales Area: 910 Sq. Ft (rear part currently partitioned off as storage)

First Floor: 862 Sq. Ft

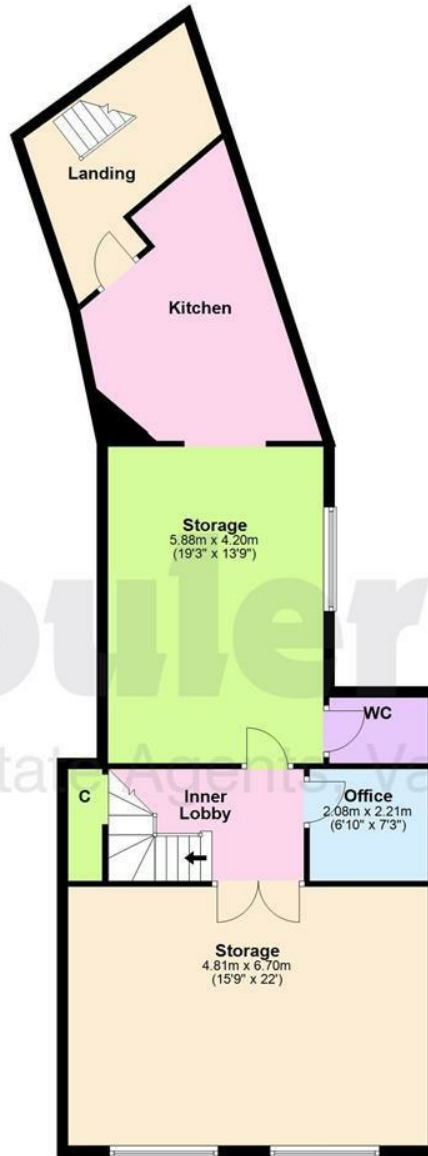
Second Floor: 690 Sq. Ft



Ground Floor

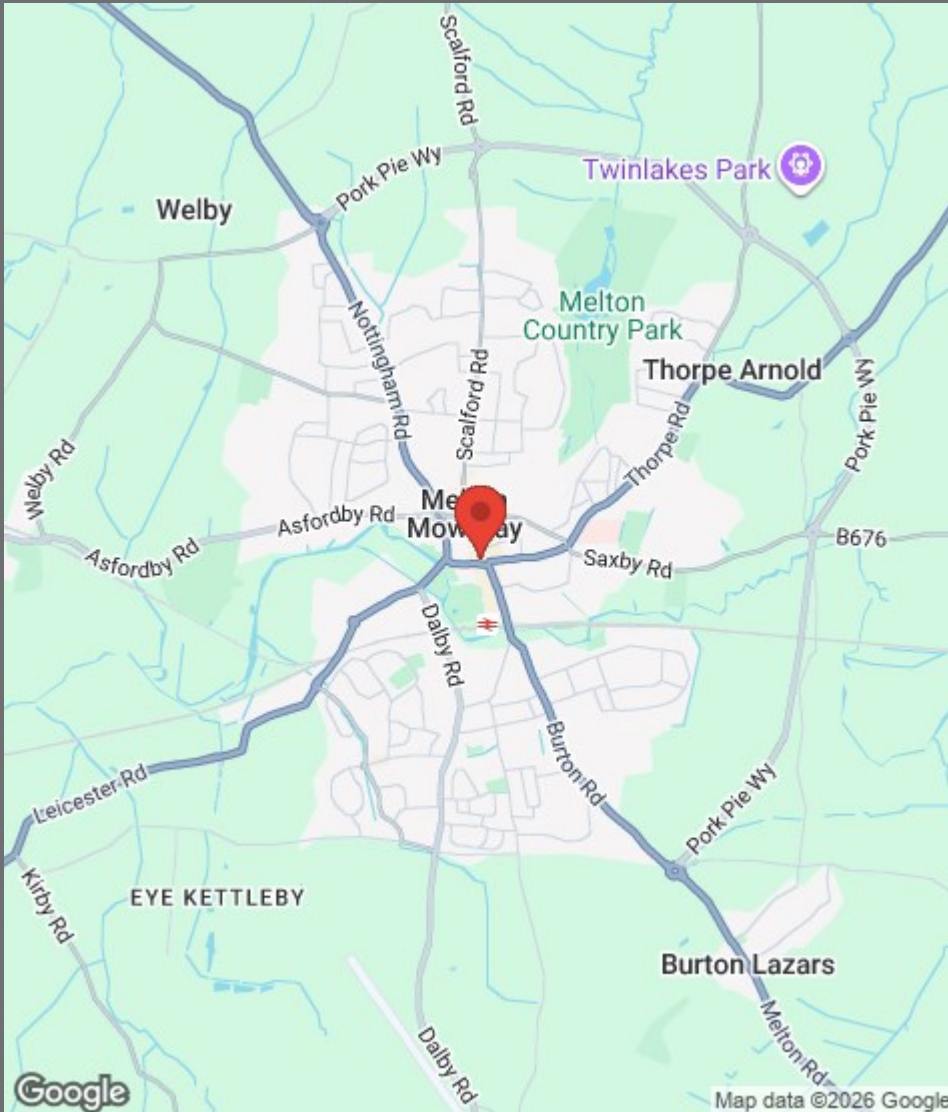


First Floor



Second Floor





GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF Tel (01664) 560181

SERVICES: Main electricity, water and drainage

EPC: Not required - Grade II Listed Property

RATEABLE VALUE: £20,500 per annum Summary valuation - Valuation Office Agency - GOV.UK

VAT: VAT is not payable on the purchase price

- 100% Prime Located Town Centre Property
- 3 Storey Grade II Listed Building
- £330,000 Freehold
- Total Area Approx. 2,462 Sq. Ft
- Shop Front 19 Ft 10'
- Ground Floor Shop Area 910 Sq. Ft
- Pedestrian Area
- Busy Retail Hub

County Chambers, Kings Street,
Melton Mowbray, Leicestershire LE13 1QF

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Tel: 01664 560181 Option 5 Commercial

Shouler & Son
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