



13 SHERRARD STREET

MELTON MOWBRAY, LE13 1XH

For Sale £135,000 oiro

A town centre Boutique Art Deco shop offering 435 sq. ft. of accommodation over two floors. Sited between CEX Entertainment Exchange and Denhams jewellery shop, the property lies a short walk from the Market Place on a busy non-pedestrianised street and main thoroughfare through the town. Other nearby businesses include, Peacocks, Specsavers, Montero Lounge, Mercury News, Poundland, Lloyds Bank and Yorkshire Trading.

The property is well positioned on the busier side of one of the main shopping streets within the town's Conservation Area. It offers a rare opportunity to purchase an affordable and manageable premises at the prime end of Sherrard Street, a short walk from the Market Place.

## FANTASTIC INVESTMENT OPPORTUNITY

- Fantastic opportunity to acquire a Boutique Shop in central Melton Mowbray.
- Fantastic footfall on Melton's busy Sherrard Street
- Total of approx 500sq.ft. over two floors
- Brand new EPC ratings of category "C"
- Usage for Cafe, Hair Salon, Office and Retail
- Great yield for Investment purposes

Previously used as Offices and Estate Agents, but large enough for all uses of Business, producing **£8,000 per annum rental**.

**Currently Sales and Letting Agents occupy until 2027**



VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, LE13 1QF [Tel:- \(01664\) 560181](tel:01664560181)

SERVICES: Mains electricity, water and drainage are connected. The service installations have not been tested

EPC: This building has an Energy Performance Asset Rating Band D. <https://find-energy-certificate.service.gov.uk/energy-certificate/0070-0534-5799-5099-4006>

The full EPC available on request and downloadable from:

<https://www.ndepcregister.com/>

**Net Internal Area:** 435 sq. ft. (40.41 sq. m.)

**Built Front:** 12.66 ft. (3.86m)

**Shop Width:** 12.37 ft. (3.77m)

**Shop Depth:** 20.28 ft. (6.18m)

**Ground Floor Sales area:** 232.67 sq. ft. (21.62 sq. m)



With recessed porch and glazed entrance door. Currently fitted as an office with deep display shelf inside shop window, wood effect vinyl flooring, CAT 5 peripheral network trunking and CAT 2 lighting. The sales area benefits from a high ceiling to almost 11 feet and is fitted with an air conditioning unit.

Stairs to:

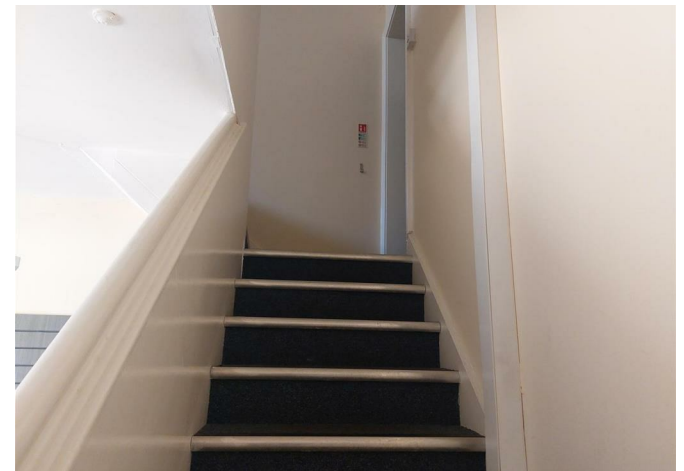
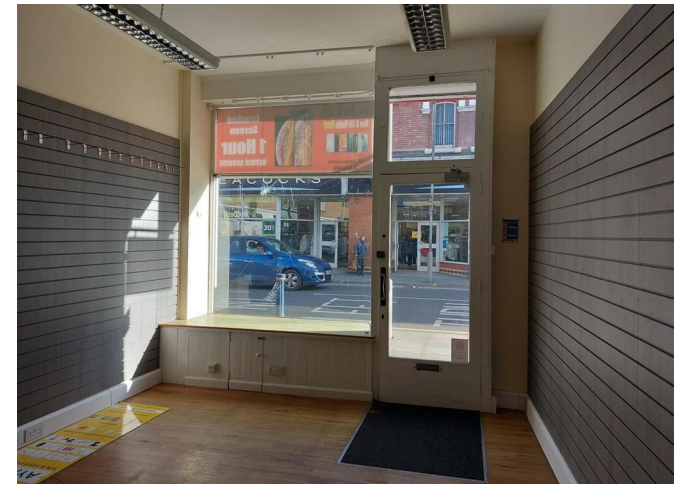
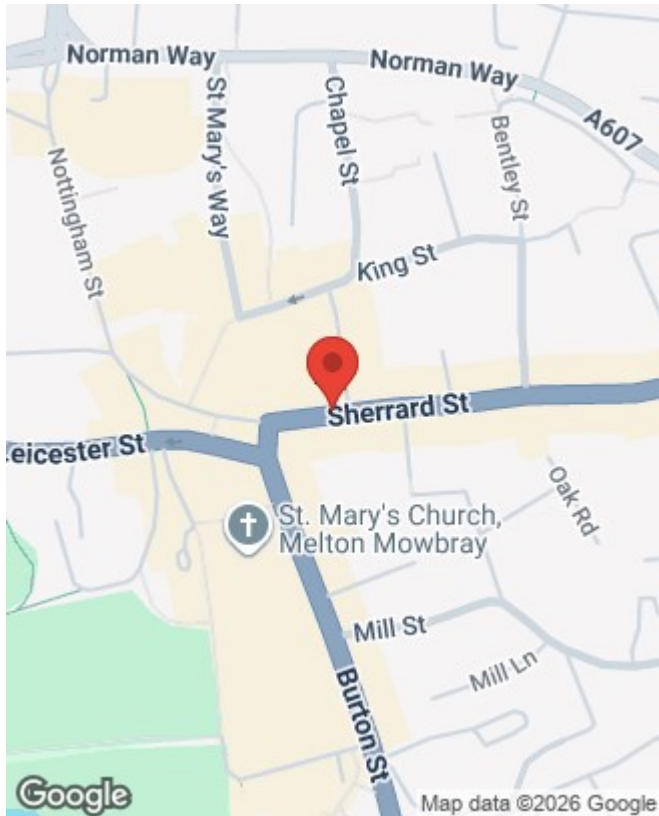
**W.C.** with vinyl flooring and Redring hot water heater.

**First Floor Office/Ancillary:** 203 sq. ft. (18.86 sq. m)

Open plan office fitted with carpet, CAT 2 lighting, air conditioning unit, CAT 5 network trunking in part and UPVC double glazing windows to the front. **Kitchenette** with sink unit, electric hot water heater and over stairs storage shelf.



## LOCATION



County Chambers  
Kings Road  
Melton Mowbray, Leicestershire, LE12 1QF

Tel: 01664 560181

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[E.DANBY@SHOULERS.CO.UK](mailto:E.DANBY@SHOULERS.CO.UK)

**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
102-110 kWh/m <sup>2</sup> /year	A		
81-101 kWh/m <sup>2</sup> /year	B		
61-80 kWh/m <sup>2</sup> /year	C		
41-60 kWh/m <sup>2</sup> /year	D		
21-40 kWh/m <sup>2</sup> /year	E		
1-20 kWh/m <sup>2</sup> /year	F		
0-20 kWh/m <sup>2</sup> /year	G		

For energy-efficient: [register.rdg.com](http://register.rdg.com)

England & Wales EU Directive 2002/91/EC