

Business rate free to most businesses

FIRST FLOOR OFFICES TO LET FULLY REFURBISHED & SELF-CONTAINED OFFICES

To Let as a whole or may split



39 MARKET PLACE, MELBOURNE, DERBYSHIRE, DE73 8DS

Completely refurbished to a high specification to include: -

- Energy efficient LED lighting
- Newly decorated
- New carpets throughout
- 24 hour access
- Intercom Door System
- Security alarm
- Free public parking to rear

**Various suite sizes from 97 sq ft to 1248 sq ft
(9.01m² to 115.9m²)**



LOCATION

Melbourne is a popular Georgian market town located approximately 8 miles from Derby. It benefits from excellent road communications with the M1/A42/A50 within close proximity. East Midlands Airport is located approximately 5 miles east of the town.

Businesses in the locality include the Post Office, estate agents, retailers, other professional uses, restaurants and cafes.

The main town centre car park, offering free parking, is located to the rear of the offices, with access directly to the premises.

A location plan of the premises appears to the rear of these particulars.

DESCRIPTION

An excellent opportunity to lease these first floor offices either as a whole or may split. They have undergone a comprehensive refurbishment throughout, finished to a high standard and are ready for immediate occupation.

ACCOMMODATION

The first floor lends itself to a self-contained letting of the whole or in the alternative, lettings of suites and individual rooms will be considered.

A plan of the offices appears to the rear of these particulars with room dimensions detailed there on.

BUSINESS RATES

These offices are currently assessed as a single suite of offices but may be split if let as separate suites.

Rateable Value: £8,200

In line with current legislation, we consider that most small businesses will be able to occupy this property on a business rates free basis. Please contact us for further details on rates payable.

USER

We understand that the premises are classed as Class E which permits most commercial, business and service uses suitable for the property.

LEASE TERMS

The property will be let as a whole by way of a new lease for a term of years to be decided, with the tenant taking responsibility for internal repair and decoration.

Alternatively, consideration will be given to lettings on a suite by suite basis on flexible terms.

The Landlord will maintain the exterior of the building and recover a proportionate part by way of a service charge arrangement.

Rents will depend on suites taken and will be payable monthly in advance.

SERVICES

We understand that all main services are available or connected to the property.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

Each party are to be responsible for their own costs incurred in documenting this transaction.

VAT

The property is not registered for VAT and this will not be charged. The landlord reserves the entitlement to register at a later date.

ANTI-MONEY LAUNDERING REGULATIONS

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

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.

FURTHER INFORMATION AND VIEWING

For further information and arrangements to view please contact Richard Tilbrook on 01530 417554 or email: richard@rogeretchells.co.uk

DECLARATION – ESTATE AGENTS ACT 1979

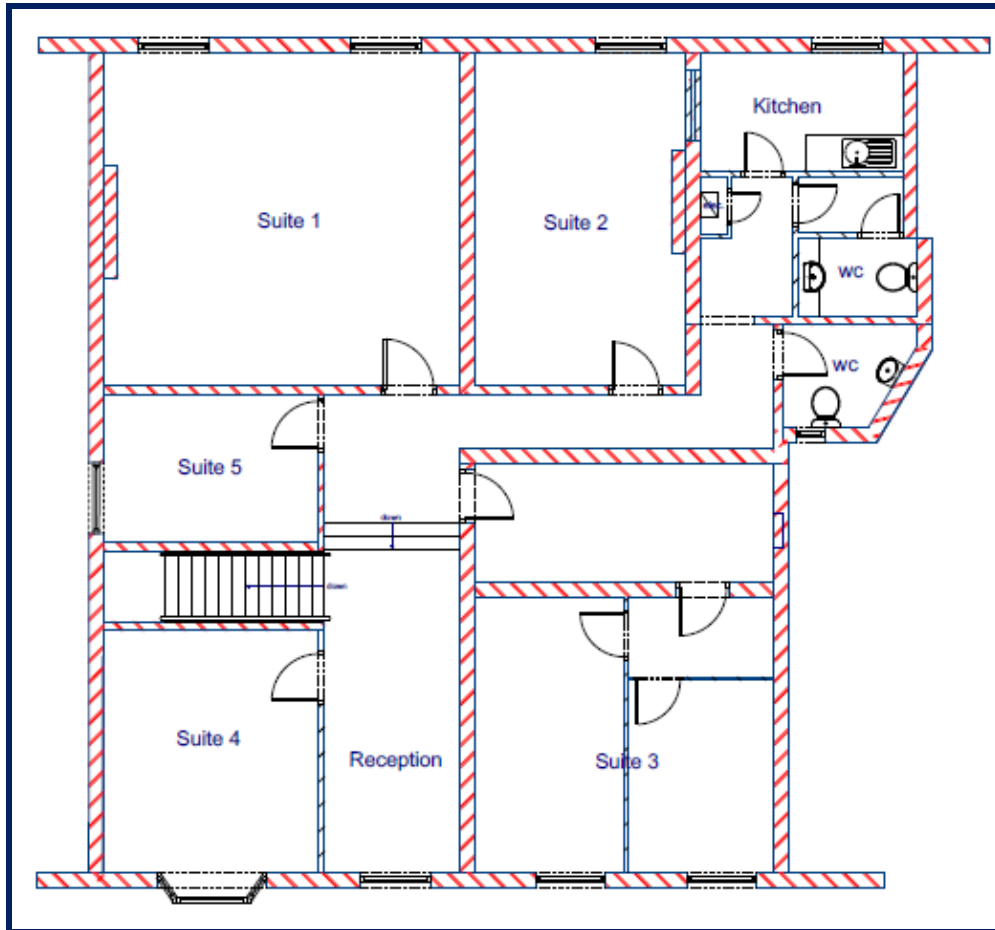
Richard Tilbrook, a director of Roger Etchells & Co Ltd., holds an interest in the property.

RWT: First Floor Offices, 39 Market Place, Melbourne. October 2025

NOTE:

1. Messrs Roger Etchells & Company for themselves and for the vendors or lessor this property whose agents they are given notice that:
2. The particulars are set out in good faith as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer of contract;
3. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
4. No person in the employment of Messrs Roger Etchells & Company has any authority to make or give any warranty whatsoever in relation to this property;
5. Value added tax may be payable on the purchase price and/or on the rent and/or on the other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary, by taking appropriate professional advice.
6. Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy condition or effectiveness.
7. They have not had the opportunity to inspect any title tenure documentation and intending purchasers or tenants should verify information through their legal advisor.
8. Verbal enquiries only have been made regarding rates/water rates and interested parties are advised to verify figures direct with the appropriate authority.
9. No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their





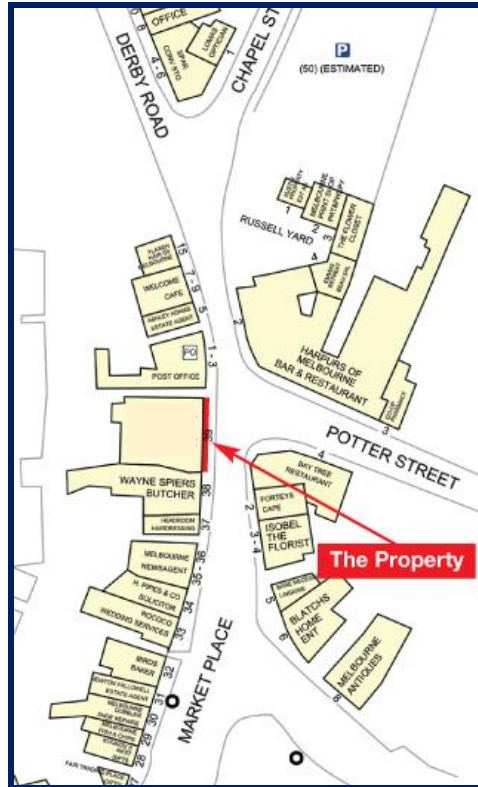
MARKET PLACE

Suite	Dimensions	Area (m ²)	Area (sq. ft.)
1	6.00m x 5.53m 19'8" x 18'2"	13.18	357
2	3.63m x 5.61m 11'9" x 18'4"	20.36	219
3	i) 5.02m x 2.11m 16'5" x 6'11" ii) 2.13m x 1.63m 7'0" x 5'4" iii) 5.07m x 4.60m 16'8" x 15'1"	37.38	402
4	3.81m x 4.21m 12'6" x 13'10"	16.04	173
5	3.66m x 2.47m 12'0" x 8'1"	9.04	97
TOTAL		116.00	1248

The Old Bank • Kilwardby Street • Ashby-de-la-Zouch • Leicestershire • LE65 2FR
 Tel: 01530 417554 Fax: 01530 417556
 Email: mail@rogeretchells.co.uk www.rogeretchells.co.uk

commercial property • planning • licensing • rating • property management
 Regulated by RICS - Roger Etchells and Co Ltd - Registered in England & Wales No 6549854





39 Market Place, Melbourn, Derbyshire, DE73 8DS

NOT TO SCALE
FOR IDENTIFICATION PURPOSES ONLY

