



## The Basement - Sherrard Street, Melton Mowbray LE13 1XJ

Studio space To Let in Melton  
Mowbray Town Centre

£6,000 per annum No VAT

650 Sq Ft

- Prominent town centre location
- Office/studio/Beauty use
- Kitchen and W/C
- Part furnished for office use
- £6,000 per annum
- Rates and utilities tenant responsibility
- Available immediately

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## Summary

Size - 650 Sq. Ft  
Rent £6,000 per annum (no VAT)  
VAT - Not applicable  
Business Rates - Tenant to make their own enquiries  
EPC - (E) 104  
Legal fees - There is a £250 contribution by the tenant for the landlords admin fees payable before the lease is issued.

## Description

Occupying the basement of a 3 storey building with the main door entrance of the footpath and stairs leading to the main office/studio area. Circa 650 St ft of open plan space with a separate meeting/board room. Kitchen and W/c.

There is some natural light from a light well at one end of the office but light is limited.

## Location

Situated on the prominent corner where Sherrard Street meets Leicester Road and the main High Street, in the town centre of Melton Mowbray, with Nottingham 17 miles Northwest, Leicester 13 miles Southwest and Grantham 15 miles Northeast.

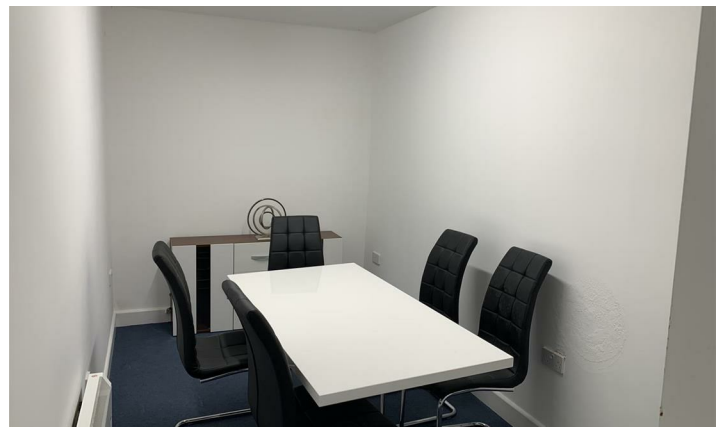
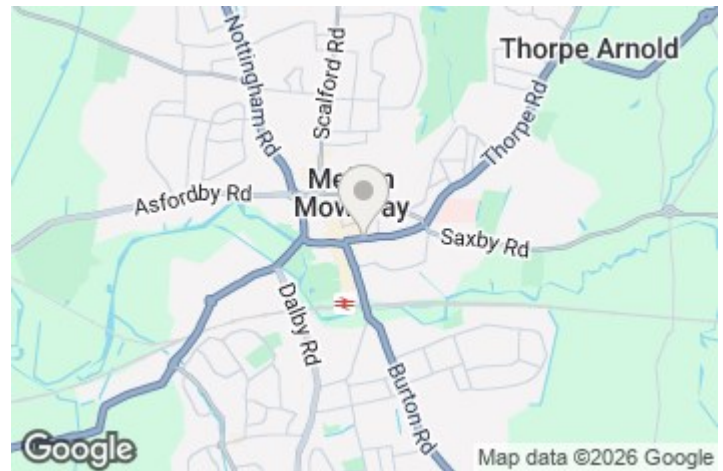
The location offers excellent access into other local market towns, including Oakham, Loughborough, and Newark. The A1, M1, A46 and M69 motorways are all within 30 minutes. Melton Mowbray railway station is on the midland mainline and is a 5-minute walk away from the High Street.

## Terms

Offered for let on a new 5 year lease with break and review at 3 years.

3 months rental deposit will be required.  
A £250 admin fee will be payable by the tenant for the landlords lease costs.

The space is available immediately.



## Viewing and Further Information

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