



Colles Hall, Burton Street, Melton Mowbray, LE13 1AE

Historic Grade II listed Building To Let

£35,000 per annum Plus VAT

Melton Mowbray Town Centre

- Circa 3000 sq ft open Plan Space
- Enclosed outdoor dining and seating area
- Melton Mowbray Town Centre location
- Part fitted kitchen with extraction
- £35,000 per annum + VAT

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Summary

Price - £35,000 Per annum
VAT - Applicable
Size - Circa 3000 Sq. Ft
Rates - Current Rateable value from 1st April 26 - £40,500
Legal Fees - Each party to bear their own costs
EPC - Exemption - Grade II listed

Description

A rare opportunity to rent the former Colles Hall, a highly attractive and historic Grade II listed landmark building situated in the heart of Melton Mowbray town centre.

The property was constructed in the 1890s and originally served as a parochial hall to St Mary's Church, later becoming a well-known restaurant venue most recently occupied by Pizza Express. The building retains a wealth of original period features, including stained glass windows and architectural detailing, which provide strong character and ambience for hospitality use.

Location

Situated on the prominent corner where Sherrard Street meets Leicester Road, the main High Street and Burton Street, in the town centre of Melton Mowbray. 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.

Accommodation

The accommodation extends to approximately 3000 sq ft and provides a substantial open plan trading area capable of accommodating circa 90 internal covers, together with an additional 35 covers within a pleasant enclosed, walled terrace area to the rear, a highly desirable feature for town-centre dining.

To the rear of the property is a large commercial kitchen and preparation area, making the premises ideally suited for immediate reuse as a restaurant. The layout also allows scope for a variety of alternative restaurant or leisure concepts, subject to the necessary consents.

Terms

Offered for let on a new 10 year lease with break options if required. The initial passing rent guide is £35,000 per annum Plus VAT and building insurance.
Possible rent free incentives available subject to the covenant strength and status.
The lease will be on Fully repairing and insuring terms.
3 months deposit will be required.



Viewing and Further Information

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