

# Lot 36, 63 Sherrard Street, Melton Mowbray,

Leicestershire LE13 1XH

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



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### Property Information

#### Freehold Retail Investment

- Entirely Let on a renewed lease until 2033 (subject to option)
- Substantial Ground and First floor retail unit
- Prominent corner position in town centre
- Affluent market town
- Nearby occupiers include Morrisons, Peacocks, Lloyds Bank, Superdrug and Dominos

#### Lot

36

#### Auction

2nd November 2023

#### Rent

£35,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

#### Location

##### Miles

15 miles north-east of Leicester, 15 miles east of Loughborough, 19 miles south-east of Nottingham

##### Roads

M1, A46, A606, A607

##### Rail

Melton Mowbray Railway Station

##### Air

East Midlands Airport

#### Situation

Melton Mowbray is an affluent and historic market town in Leicestershire. The property is prominently located on Sherrard Street (A606), the towns main retailing thoroughfare, at its junction with Sage Cross Street. Nearby occupiers include Morrisons, Peacocks, Lloyds Bank, Superdrug, Dominos and a mix of local retailers, restaurants and cafes.

#### Tenure

Freehold.

#### Description

The property is a substantial corner building comprising ground floor and part first floor retail accommodation with ancillary accommodation on the remainder of the first floor.

#### VAT

VAT is applicable to this lot.

#### Completion Period

Six week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Retail Retail/Ancillary	345.20 332.80	(3,715) (3,582)	UNITED CARPETS (PROPERTY) LIMITED t/a United Carpets (1)	10 years from 16/06/2023 (2)	£35,000	15/06/2028
<b>Total Approximate Floor Area</b>		<b>678.00</b>	<b>(7,297) (3)</b>			<b>£35,000</b>	

(1) United Carpets and Beds is the UK's largest franchised flooring and bed retailer trading from 57 locations across the UK ([www.unitedcarpetsandbeds.com](http://www.unitedcarpetsandbeds.com)).

(2) The lease provides for a tenant option to determine the lease on 15/06/2028 upon serving 6 months written notice.

(3) The floor areas are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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## Contacts

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