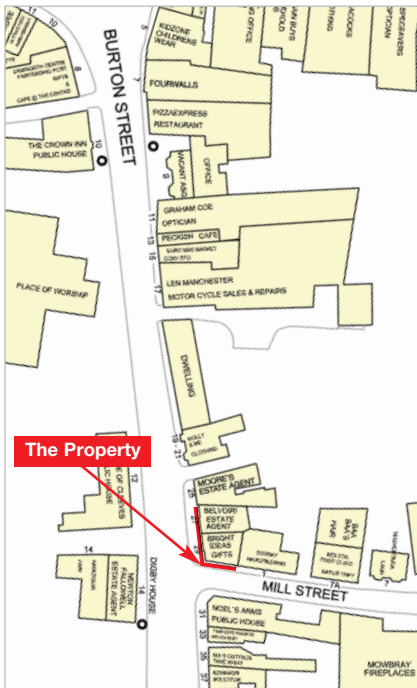


Melton Mowbray

27/29 Burton Street
Leicestershire
LE13 1AE

- Attractive Grade II Listed Freehold Shop Investment
- Comprising two shops
- Potential for residential conversion of upper floors, subject to obtaining all the necessary consents
- Town centre location
- No VAT applicable
- Rent Review 2016
- Total Current Rents Reserved **£22,500 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Melton Mowbray is an attractive market town on the River Eye, situated some 19 miles south-east of Nottingham, 14 miles north-east of Leicester, whilst the A1 is 18 miles south-east accessed via the A606. The town, which is well known for its pork pies and Stilton cheese, has a population of 24,300.
The property is situated on the east side of Burton Street (A606), at its junction with Mill Street within Melton Mowbray town centre. The property is located some 150 yards north of Melton Mowbray Rail Station and opposite The Anne of Cleves Public House. Occupiers close by include Pizza Express, Holland & Barrett and a wide range of independent traders.

Description
This Grade II Listed double fronted property is arranged on ground and two upper floors to provide two ground floor shops each with first floor office and ancillary accommodation. The second floor, currently used as storage, is accessed via a staircase within No.29. The property benefits from parking for approximately 4 cars to the rear.
NB. The property is a former manor house, which was rebuilt in the early 1870s by Lord Melbourne in 18th century style. It has an English Heritage Blue Plaque commemorating that it was once the home of composer Sir Malcolm Sargent.

VAT
VAT is not applicable to this lot.

Planning
The upper floors previously had consent for residential conversion, which was not implemented. All enquiries should be referred to Leicestershire County Council. Tel: 0116 252 3232. www.leicestershire.gov.uk

Documents
The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

Viewings
There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lot 34 Melton Mowbray**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
27	CL Baker, PM Cox & ESA Cox (t/a Belvoir Lettings) (1)	Ground Floor 62.05 sq m First Floor 58.80 sq m Second Floor (668 sq ft) (633 sq ft)	5 years from 14.03.2013 Rent review every 3rd year IR & I excluding the second floor	£12,000 p.a.	Rent Review 2016
29	TJ & SL Neale (t/a Bright Ideas) (2)	Ground Floor 63.40 sq m First Floor 55.50 sq m Second Floor (682 sq ft) (597 sq ft)	9 years from 01.08.2010 Rent review every 3rd year IR & I excluding the second floor	£10,500 p.a.	Rent Review 2016

(1) Belvoir Lettings Melton Mowbray was established in 1998 and now manages over 300 properties. The company operates as a franchise under license from Belvoir Property Management (UK) Ltd.
(2) Bright Ideas Gift Shop was established in 2007 and operates predominantly as an online gift shop. Their base in Melton Mowbray is used for click and collect items and as a shop and showroom. Visit www.brightideasgiftshop.com

Total £22,500 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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