

## Melton Mowbray

### 22-24 Nottingham Street

### Leicestershire

### LE13 1NW

- **Freehold Shop Investment**
- Comprising two self-contained shop units
- Situated in an established town centre position
- Part let to Argos until 2020
- Total Current Rents Reserved  
**£123,000 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 and 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 Nottingham Street, an established trading location and a main thoroughfare in the town centre. To the rear of the property is a large public car park, access to Nottingham Street from which is alongside the property.

Occupiers close by include Age UK (opposite), M&Co, Wilko, The Works, The Edinburgh Woollen Mill, Toymaster, Clinton Cards, The Melton Building Society and Dickinson & Morris Ye Olde Pork Pie Shoppe, amongst others.

#### Description

The property is arranged on ground and one upper floor to provide two ground floor shop units with a single overriding first floor warehouse with goods lift and ancillary accommodation. The property benefits from rear service access.

#### VAT

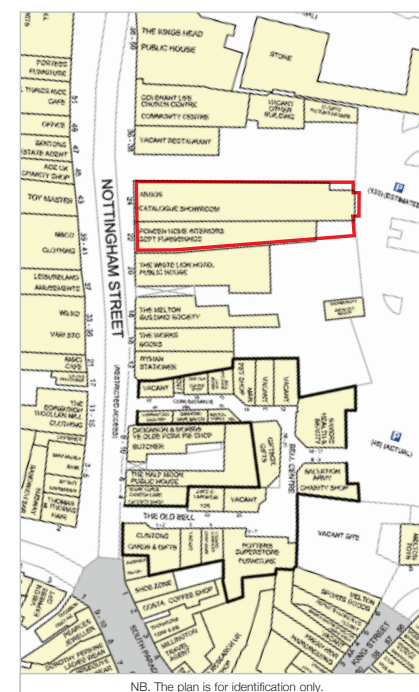
VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance

Range from EPC Rating 89-108 Bands D-E (Copies available on website).



NB. The plan is for identification only.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
24	Argos Ltd	Ground Floor First Floor 539.70 sq m 185.80 sq m (5,809 sq ft) (2,000 sq ft)	10 years from 06.05.2010 Rent review every 5th year (1) Effectively FR & I by way of a service charge	£93,000 p.a.	Reversion 2020
22	Duvetco Ltd	Ground Floor 250.35 sq m (2,694 sq ft)	5 years from 06.03.2015 Effectively FR & I by way of a service charge	£30,000 p.a.	Reversion 2020
		<b>Total</b> 975.85 sq m (10,503 sq ft)			

**Total £123,000 p.a.**

(1) The 2015 Rent Review remains outstanding.  
(2) For the year ended 27th February 2016, Argos Limited reported a turnover of £3.93bn, a pre-tax loss of £180.7m, shareholders' funds of £913.55m and a net worth of £648.28m. (Source: Experian 22.09.2017).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda  
**Seller's Solicitor** | Torr Esq, Cleggs. Tel: 0115 977 5800 e-mail: [it@cleggssolicitors.com](mailto:it@cleggssolicitors.com)