

**RAPLEYS**

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**0370 777 6292**

## TO LET/MAY SELL **Retail**

54 Scalford Road, Melton Mowbray  
Leicestershire LE13 1JY

CONTACT

**Russell Smith**

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**David Reece**

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Large detached retail  
warehouse adjacent to  
**Lidl**

Accessible edge of town  
centre location

Suitable for retail/  
leisure/ trade occupiers  
(subject to planning)

2,653.5 sq m (28,561sq ft)

Dedicated car parking for  
approximately 100  
vehicles

Immediately available



### Location

The property is situated in an established commercial location immediately to the north of Melton Mowbray town centre. Primary access is provided from Scalford Road close to its junction with Norman Way (A607) which serves as a ring road providing good connectivity to all catchments of the town.

The property benefits from a population of approximately 61,350 within a 10 minute drive time and 1,050,000 within a 20 minute drive time (Censuses, 2011).

The property is situated adjacent to a newly constructed **Lidl** food store to the south, **Countrywide Farmers** to the north with Melton Mowbray Market immediately opposite. Other occupiers in the immediate vicinity include; **Pets at Home**, **Carphone Warehouse**, **KFC** and **Premier Inn**.

### Description

The property comprises a detached former food store premises of steel portal frame construction configured to provide a front entrance lobby, ground floor sales and rear back of house. Staff accommodation is provided at first floor level and is accessed via a stairwell to the front of the store.

The store benefits from dedicated car parking for approximately 100 vehicles accessed from Scalford Road via a two way slip road. There is a dedicated service yard to the rear that can be independently accessed from Snow Hill via Norman Way.





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### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor Sales	1,521.9	16,382
Ground Floor Lobby	81.6	878
Ground Floor BOH	848	9,128
Ground Floor Ancillary	66	710
First Ground Ancillary	136	1,463
<b>Total</b>	<b>2,653.5</b>	<b>28,561</b>

	Hectare	Acre
<b>Total Site Area</b>	<b>0.821</b>	<b>2.029</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.

### Tenure

Freehold / leasehold.

### Terms

The property is available freehold or alternatively by way of a new full repairing and insuring lease for a term to be agreed, subject to five yearly upwards only rent reviews.

### Planning

The property benefits from a Class A1 retail planning permission. Details on application. The property is suitable for a range of alternative uses subject to planning.

Interested parties are advised to make their own enquiries with Melton Borough Council Planning Department.



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### Rating

We are advised that the Rateable Value for the property is £140,000 and the UBR for 2016/17 is 49.7p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available on [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)

### Energy Performance

An EPC has been commissioned and will be made available to interested parties.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment through the joint agent.



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