

RAPLEYS

TO LET Retail Development

rapleys.com
0370 777 6292

54 Scalford Road,
Melton Mowbray LE13 1JY

CONTACT **Russell Smith | Rapleys LLP**
07990 550460 | russell.smith@rapleys.com

David Reece | Johnson & Co Property Consultants
0121 459 4200 / 07747 100705 | david@rothsayproperties.com



Retail development opportunity

Prominent location on a main road

National operators located nearby

148.60 sq m (1,600 sq ft)



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Location

The proposed development is situated on the north side of Melton Mowbray. It is accessed from Scalford Road, close to the junction of Norman Way (A607) which serves as a Ring Road, and in turn provides good connectivity to all catchments of the town.

The proposed development is opposite the busy Melton Mowbray market and adjacent to the new **QD Discount, Lidl** and **Countrywide Farmers**, with other occupiers in the immediate vicinity such as **Pets at Home, Carphone Warehouse, KFC** and **Premier Inn**.

Description

The proposal is to develop a Pod which can be adapted depending upon individual tenant's requirements, with associated car parking.

The Pod will be situated at the front of the site, as can be seen from the adjacent plan.

Accommodation

The property comprises the following approximate site area:

	Sq m	Sq ft
Total	148.60	1,600

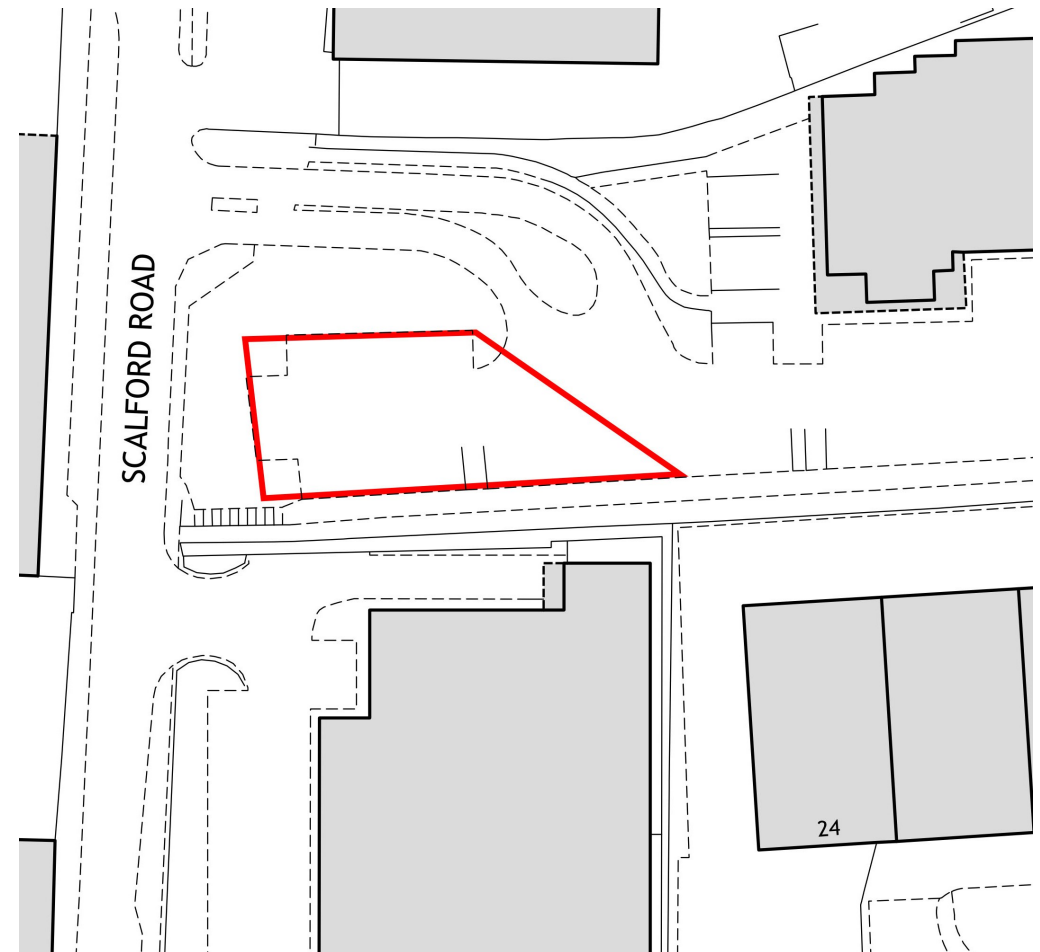
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

A new 15 year lease with 5 year rent reviews.

Planning

Subject to planning, the proposed pod will have an open A1/A3/A5 Consent.



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Rent

On application.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Rating

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.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating: TBC.

VAT

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

Viewing

Strictly by appointment with the joint agents.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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