



## TO LET

£500.00 Per calendar  
month

FIRST FLOOR 21A MARKET PLACE,  
MARKET PLACE  
MELTON MOWBRAY | LE13 1XD

- Great Condition
- Suitable for Variety of Uses
- Prime Town Centre Location
- Self Contained Office Space

## LOCATION

The property is situated on the first floor of 21a Market Place, in the heart of Melton Mowbray. The location is widely regarded as prime within the town centre and is within easy walking distance of a wide range of local amenities. Nearby occupiers include Boots, Greggs, WHSmith, Café Nero, and many others. Melton Mowbray railway station is also conveniently located approximately a five-minute walk from the property. Access is provided via a street-level entrance located to the right-hand side of Alexander's Estate Agents.

## DESCRIPTION

The property comprises a self-contained first-floor office suite, arranged to provide both a large and a smaller cellular office. It benefits from its own WC and kitchenette facilities, with carpets and décor in excellent condition, allowing a tenant to occupy immediately.

The property has planning consent for Use Class E, making it suitable for a range of uses beyond traditional office space, including hairdressing, beauty salons, therapy clinics, or a yoga or Pilates studio, among others.

## ACCOMMODATION

First Floor Office: 578 Sq Ft (53.6 Sq M)  
Measurements are based on the Net Internal Area (NIA)

## BUSINESS RATES

The rateable value will be £3,950 from 1st April 2026. As this level Tenants may benefit from small business rates relief, but should confirm directly Melton Borough Council.

## EPC

The EPC will be reassessed prior to a new lease.

## TERMS

The property is currently available by way of a new lease.

## VAT

The Property is opted to Tax and therefore it will be charged at the prevailing rate.

## VIEWINGS

Strictly by appointment only.

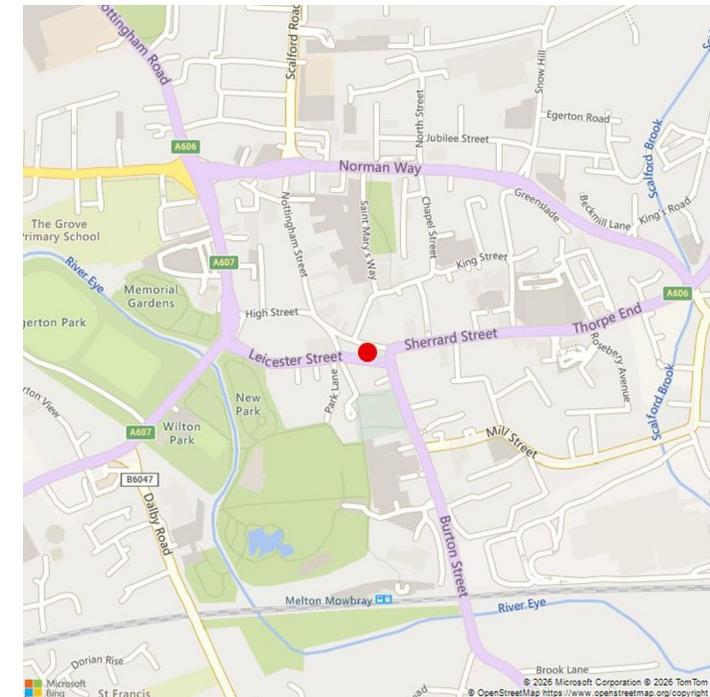
## LEGAL COSTS

Each party will bear their own legal costs.

## OFFER PROCEDURE

The Money Laundering, Terrorist Financing

and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





#### SUBJECT TO CONTRACT Disclaimer:

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