

On the Instructions of Marks & Spencer

MELTON MOWBRAY

31 Scalford Road

***PROMINENT
SHOP
AVAILABLE***

***FINANCIAL
INCENTIVES
AVAILABLE***



LOCATION

The unit occupies an excellent prominent corner location benefiting from a 26 space car park and adjoining multiple retailers including **Carphone Warehouse** and **KFC**.

DESCRIPTION

The unit is arranged over ground floor and provides the following approximate net internal floor areas:

Ground Floor Sales	5,998 sq ft	556 sq m
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TENURE

The property is currently held by way of a full repairing and insuring lease for a term of 15 years expiring 6th July 2021, subject to 5 yearly rent reviews.

RENT

The current passing rent is **£105,000** per annum exclusive.

TERMS

Financial incentives are available to an ingoing tenant, subject to status.

RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £76,000 and the Rates Payable are £35,112. The UBR for 2008/09 is 46.2p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

VIEWING

Strictly via appointment with:-

James Keany

Tel: 020 7182 2861

Email: james.keany@cbre.com

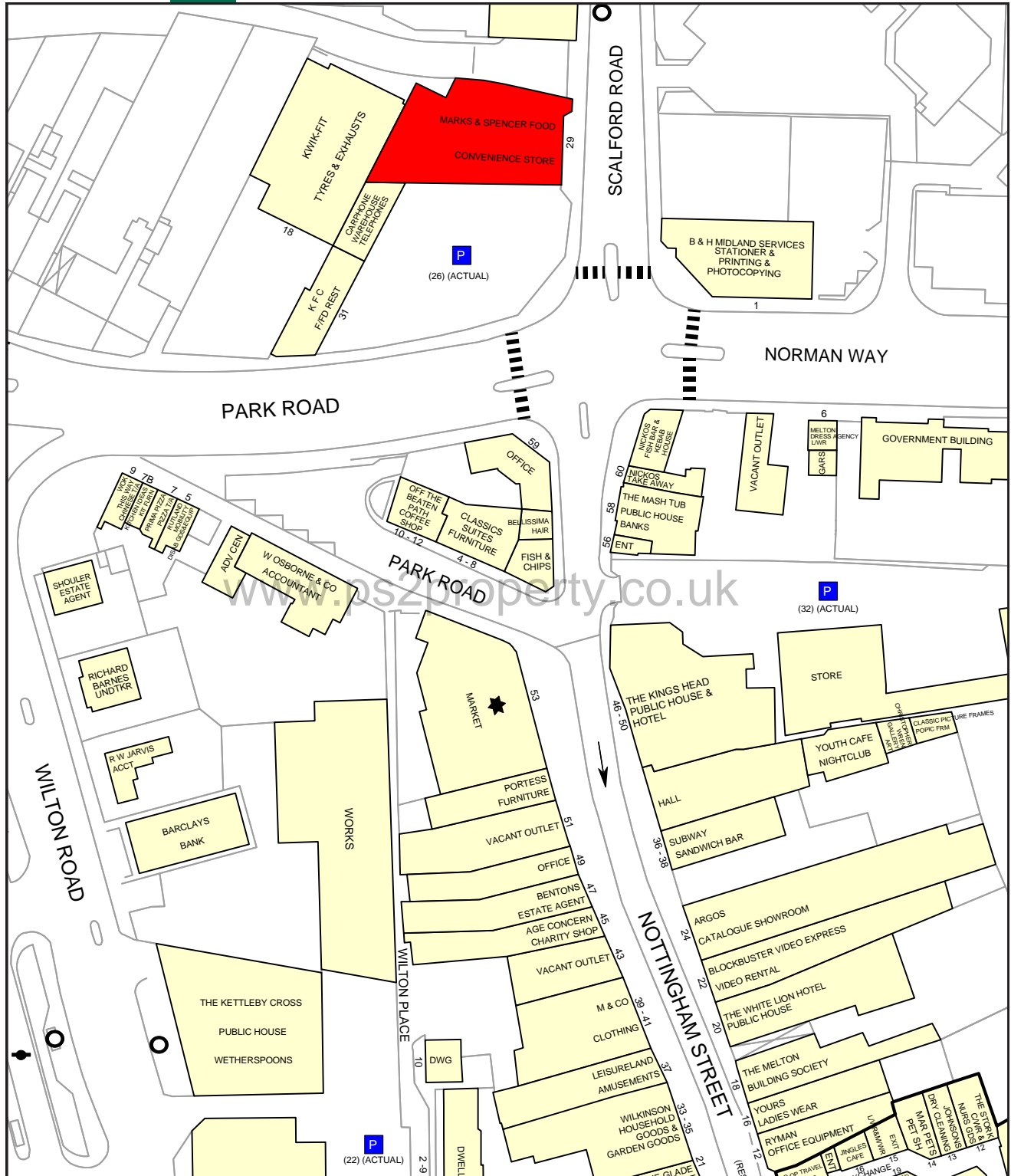
Sean Gillies

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