

# INDUSTRIAL PREMISES TO LET

72 Snow Hill, Melton Mowbray, LE13 1PH



2,398 Sq Ft (222.77 Sq M)

£18,000 per annum exclusive

- ▶ Self contained industrial/warehouse unit
- ▶ Suitable for a variety of uses
- ▶ Forecourt parking and loading
- ▶ Established industrial location

## LOCATION

The property is located on Snow Hill Industrial Estate just off Norman Way, towards the north of Melton Mowbray town centre.

Melton Mowbray is situated approximately 19 miles northeast of Leicester and 20 miles southeast of Nottingham, on the A607 and A606.

## DESCRIPTION

The property comprises a mid-terraced industrial warehouse unit of steel portal frame construction under a pitched roof with insulated steel profile cladding incorporating roof lights.

The property can be accessed via a manual up and over loading door from the forecourt and provides a clear span warehouse with a solid concrete floor throughout with a minimum internal clearance height of 4.25m. There are 2no. w/c's at the rear of the warehouse.

## CURRENT RATING ASSESSMENT

Charging Authority: Melton Borough Council  
Rateable Value : £13,250

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

## EPC

The property has an Energy Rating of C.  
The EPC will be valid until 29 May 2033.

## RENT

£18,000 per annum exclusive

## LEASE TERMS

The unit is available by way of a full repairing and insuring lease for a term of years to be agreed.

## LEGAL COSTS

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

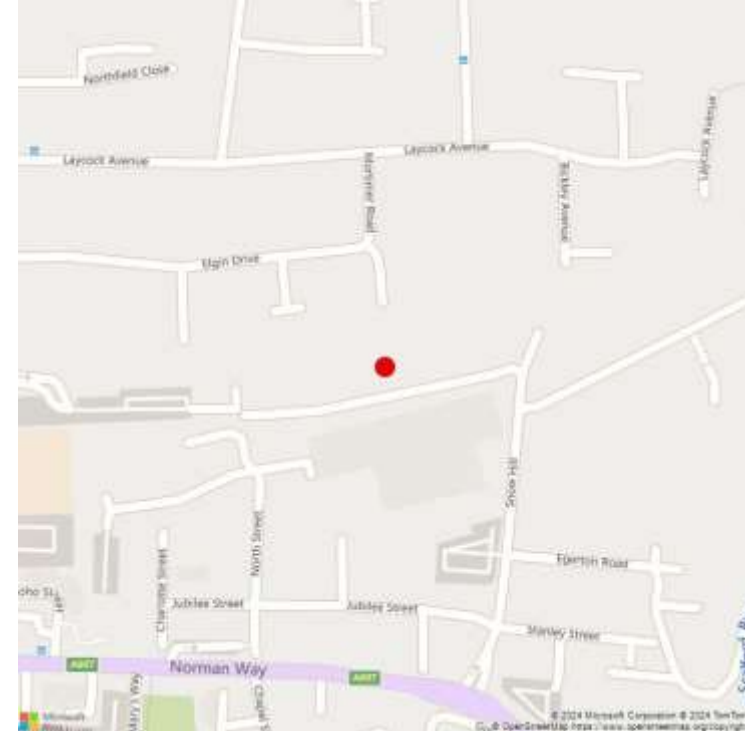
## POSSESSION

Upon completion of legal formalities.

## SERVICE CHARGE

There will be a service charge payable for upkeep and maintenance of the estate road and common parts.

Further details are available on request.



## VIEWING

Please get in touch to arrange a viewing.



**Will Shattock**

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Equal Opportunity

### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.