

54 Scalford Rd – Melton Mowbray

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LE13 1JY

▪ LOCATION

The proposed development is situated on the north side of Melton Mowbray, 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 and Lidl, 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 attached plan.

▪ ACCOMODATION

The proposed unit can be built to a required size up to;-

- 1,500 sq. ft. 139.25m²
- Dedicated car parking for 7 cars

NB: The proposed unit design could be altered to suit individual company's specific requirements, subject to planning.

- PLANNING

A Planning Consent for the proposed Pod development for **A1/D1** units was obtained December 2017. Further details on application.

- LEASE

A new lease to be agreed with 5 yearly upward only rent reviews.

- PROPOSAL

Offers are being sought for the Freehold.

- RATING

- On Application.

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

- TIMING

Immediate.

- LEGAL COSTS

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

- VIEWING

Strictly by appointment with this agency or our joint agents.

All transactions stated are exclusive of VAT

SUBJECT TO CONTRACT

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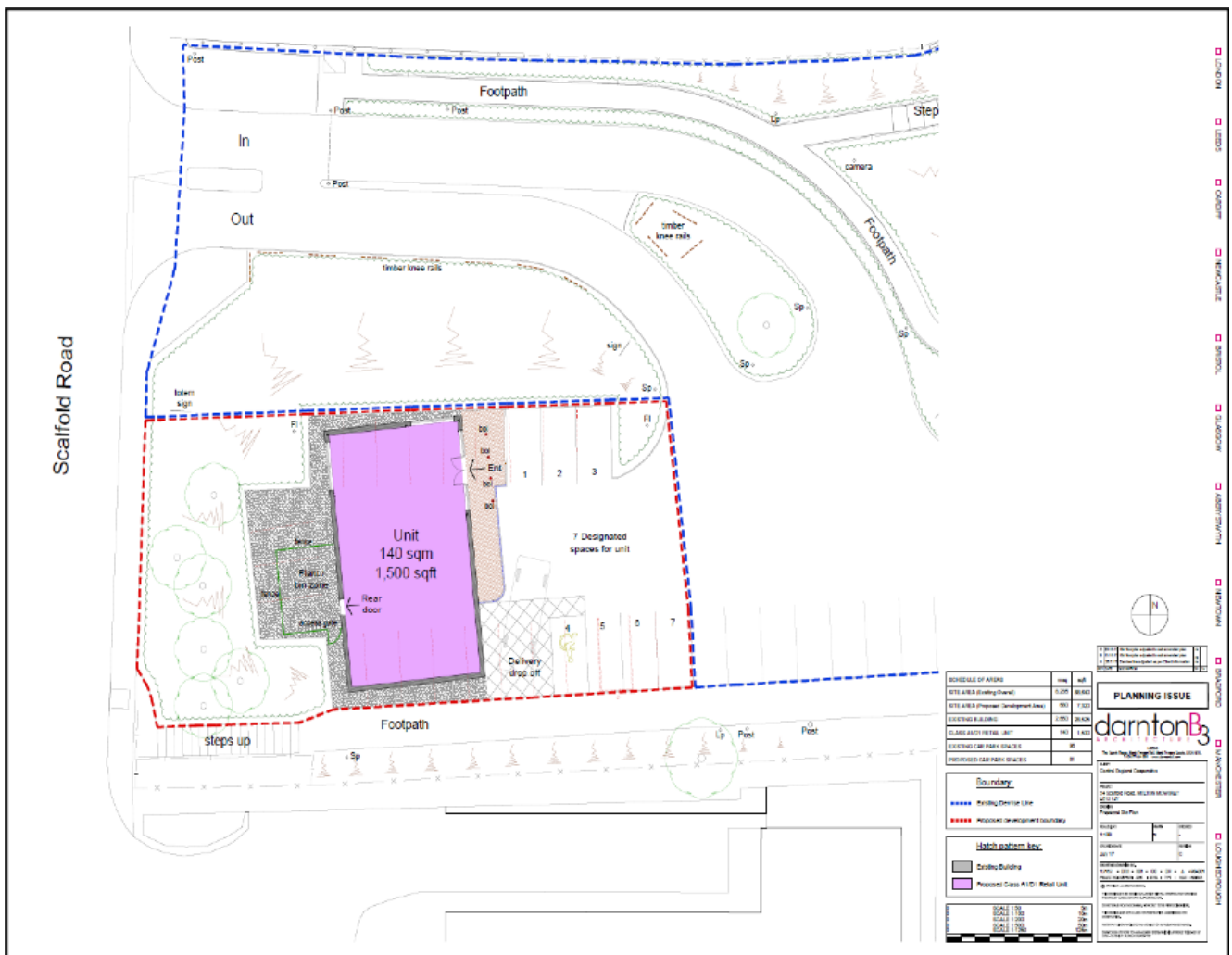
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