

# TO LET

**2 SOUTH PARADE  
MELTON MOWBRAY  
LEICESTERSHIRE**



**HIGHLY PROMIENT RETAIL UNIT  
NIA: 2,163 SQ FT (200.9 SQ M)**

**PRIME RETAIL PITCH ADJACENT TO THE MARKET PLACE**

**3 STOREY GRADE II LISTED BUILDING**

**SUITABLE FOR A VARIETY OF RETAIL USES (STP)**

**QUOTING RENT - £25,000 PAX**

**AVAILABLE FOR OCCUPATION IN FEBRUARY 2026**

**NEIGHBOURING OCCUPIERS INCLUDE GREGGS, BOOTS, CAFFE NERO,  
NAT WEST, EE AND SUBWAY**

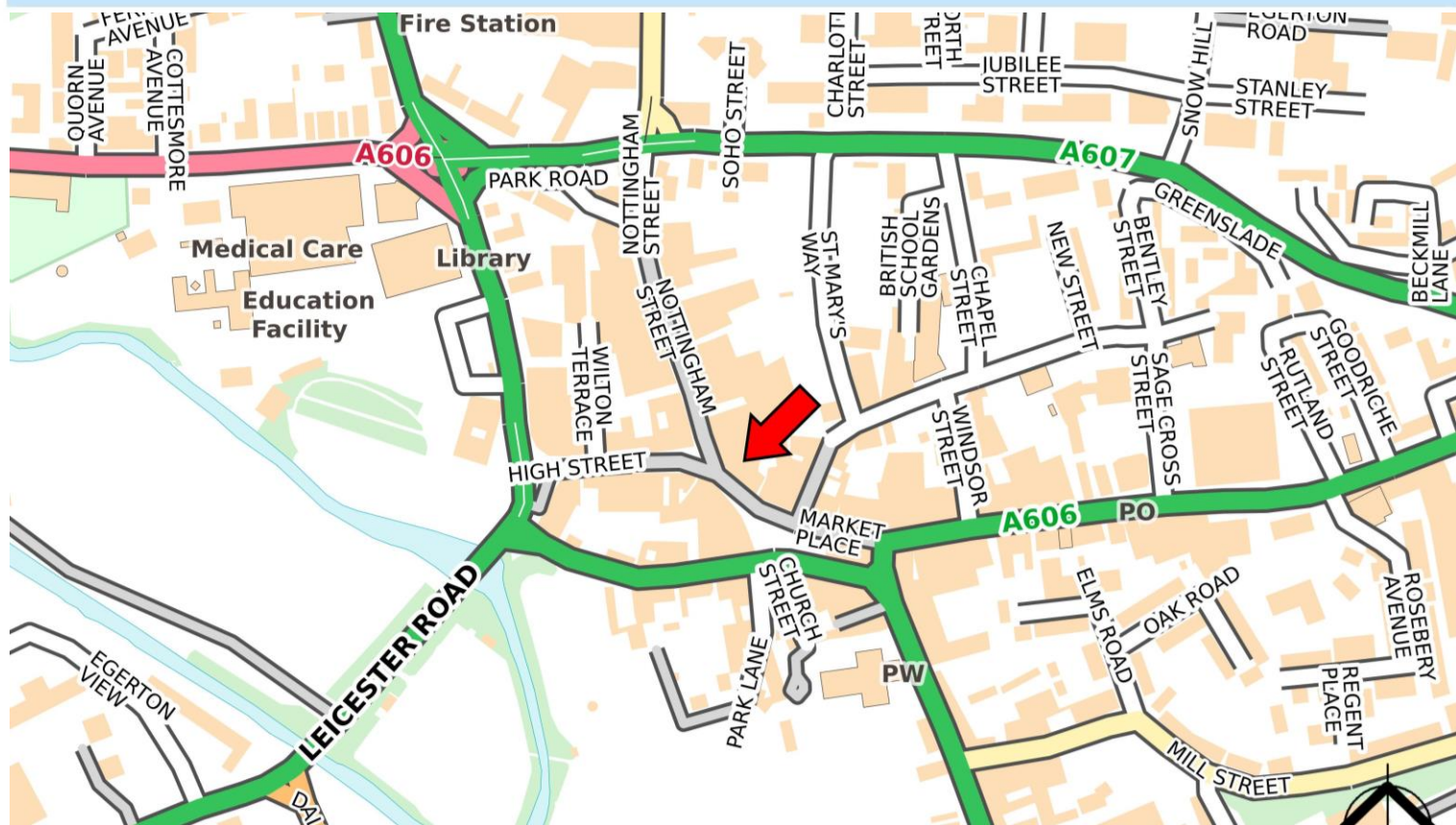
**SAT NAV: LE13 0PU**

Property Particulars

**Geo  
Hallam &  
Sons**

**0115 958 0301  
[www.geohallam.co.uk](http://www.geohallam.co.uk)**





## LOCATION

The premises occupy a prominent position in the prime, pedestrianised retail area within the core of Melton Mowbray's historic Market Place, having a substantial passing footfall.

Melton Mowbray is a Market Town situated on the A606 and A607, with the A606 providing direct access to Nottingham City Centre (circa 20 miles northwest) and Oakham (circa 10 miles southwest). The A607 has eventual links with Leicester (circa 20 miles southwest) where additional links are available with the M1 and the A607 links with Grantham (circa 15 miles northeast) where links are available with the A1.

Notable nearby occupiers include Greggs, Boots, Caffè Nero, Nat West, EE and Subway.

## DESCRIPTION

The property comprises an original Grade II Listed brick built structure beneath a pitched slate roof constructed in the late 1800s / early 1900s. The ground floor has been modernised to provide a glazed retail façade in front of the original brick building.

The property is arranged over ground, first and second floors offering open span retail accommodation to the ground floor with ancillary / storage accommodation to the upper floors.

## ACCOMMODATION

| Description           | M <sup>2</sup> | Ft <sup>2</sup> |
|-----------------------|----------------|-----------------|
| Ground Floor Sales    | 101.65         | 1,094           |
| First Floor Ancillary | 99.25          | 993             |
| <b>Total</b>          | <b>200.9</b>   | <b>2,163</b>    |
| Ground Floor ITZA     | <b>56.95</b>   | <b>613</b>      |

Measurements are quoted on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice. All interested parties are advised to carry out their own measurements.

## TERMS OF DISPOSAL

The premises are available by way of a new fully repairing and insuring lease for a term of years to be agreed.

The premises will be available for occupation in February 2026.

## QUOTING RENT

The property is available at a rental of:

**£25,000 per annum exclusive**

## BUSINESS RATES

From enquiries made of the VOA website we understand that the property is currently assessed as follows:

|                  |                        |
|------------------|------------------------|
| Local Authority: | Melton Borough Council |
| Description:     | Shop & Premises        |
| Rateable Value:  | £27,250                |

## SERVICES

It is understood that mains water and electricity are available and connected to the premises.

## PLANNING

From enquiries made of Melton Borough Council we understand that the property currently has the benefit of a Class E Planning Consent.

Alternative uses may be permitted, although interested parties are advised to make their own enquiries of Melton Borough Council's Planning Department in respect of their proposed use.

## VAT

All rents are quoted exclusive of VAT, if applicable.

## ENERGY PERFORMANCE CERTIFICATE

An Energy performance Certificate is being prepared and will be made available.

## ANTI-MONEY LAUNDERING (AML)

Any offers accepted will be subject to completing AML checks.

## LEGAL COSTS

Each party will be responsible for their own legal costs involved in this transaction.

## VIEWING

Strictly by appointment with the sole agents Geo Hallam and Sons:

|                    |                                                                  |
|--------------------|------------------------------------------------------------------|
| <b>Contact:</b>    | <b>Giles Davis</b>                                               |
| <b>Direct Tel:</b> | <b>0115 958 0301</b>                                             |
| <b>Email:</b>      | <a href="mailto:giles@geohallam.co.uk">giles@geohallam.co.uk</a> |

October 2025

**Geo  
Hallam &  
Sons**

**0115 958 0301**  
[www.geohallam.co.uk](http://www.geohallam.co.uk)

**Chartered Surveyors**  
**24 Regent Street**  
**Nottingham**  
**NG1 5BQ**

**Tel : 0115 958 0301**  
**Fax : 0115 950 3108**

## Property Particulars

**MISREPRESENTATION ACT:** Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. **2)** All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. **3)** No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.