

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

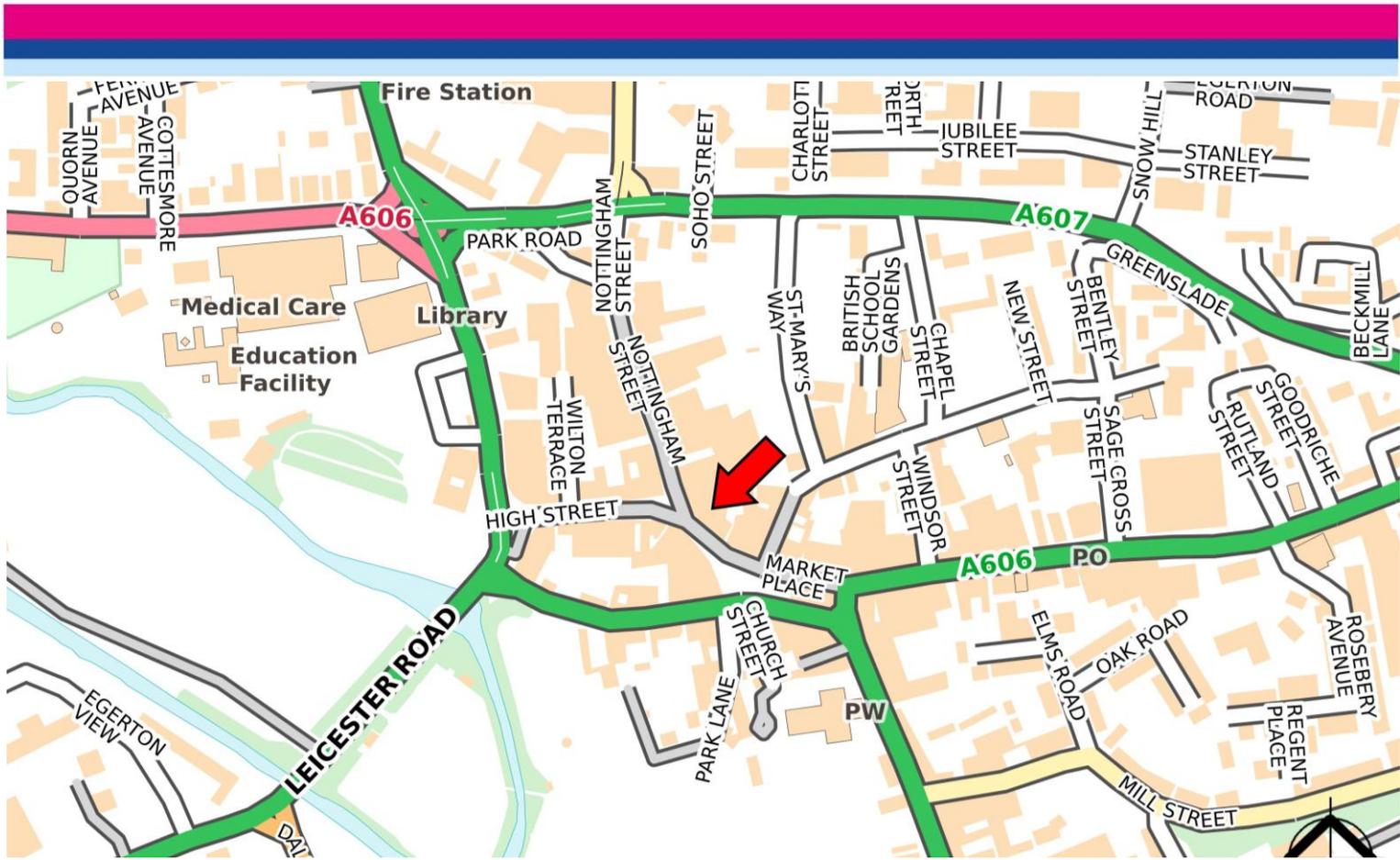
**NEIGHBOURING OCCUPIERS INCLUDE GREGGS, BOOTS, CAFFE NERO,
NAT WEST, EE AND SUBWAY**

SAT NAV: LE13 0PU

Property Particulars

Geo
Hallam &
Sons

0115 958 0301
www.geohallam.co.uk



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 ²	Ft ²
Ground Floor Sales	101.65	1,094
First Floor Ancillary	99.25	993
Total	200.9	2,163
Ground Floor ITZA	56.95	613

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:

Contact: Giles Davis
Direct Tel: 0115 958 0301
Email: giles@geohallam.co.uk

October 2025

Geo

Hallam &
Sons

0115 958 0301
www.geohallam.co.uk

Property Particulars

Chartered Surveyors
Unit 2, Bowden Drive
Padge Road, Beeston
Nottingham, NG9 2JY

Tel : 0115 958 0301
Fax : 0115 950 3108

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