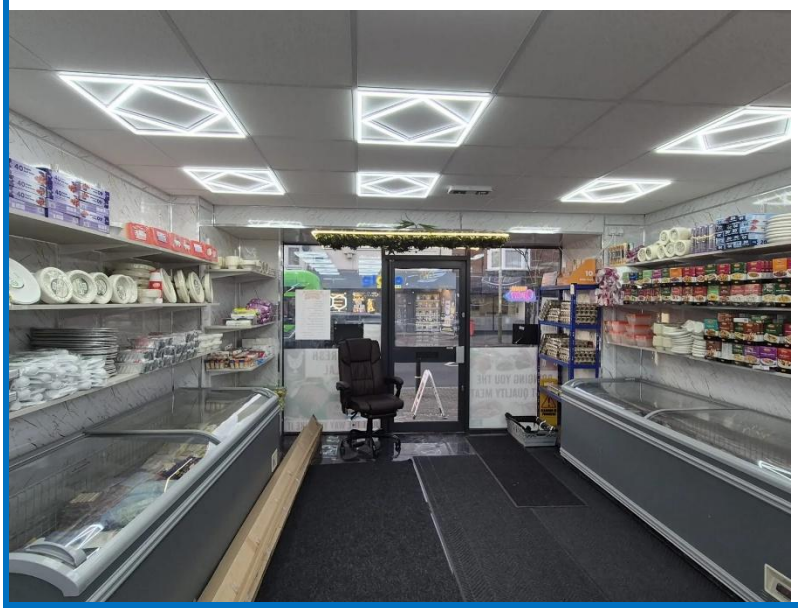
BUSINESS FOR SALE



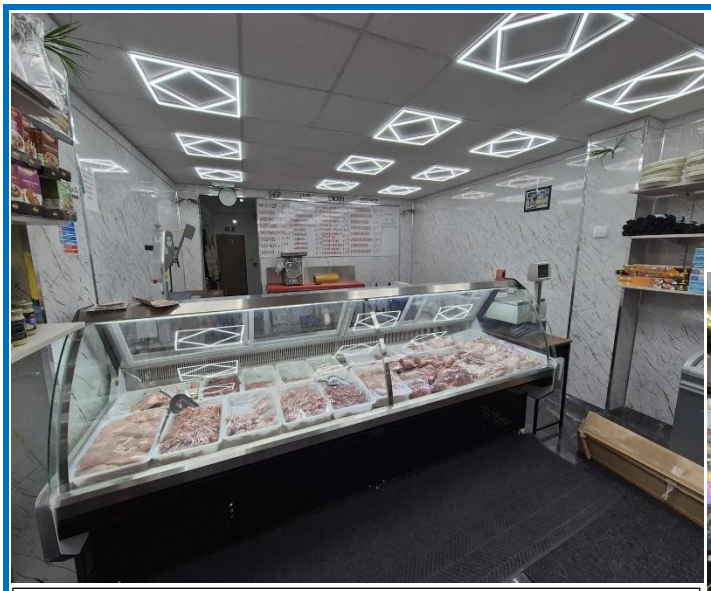
105 Melton Road, Leicester, LE4 6QS.

Rightway Estate Agents are pleased to offer this unique opportunity to acquire a successfully trading butcher's shop (leasehold) in a prime Belgrave location in Leicester. The premises have been recently fitted out to a high standard and benefit from a modern, well-presented interior throughout. An established business with strong local footfall. Early Viewing is Highly Advised.



Details in brief:

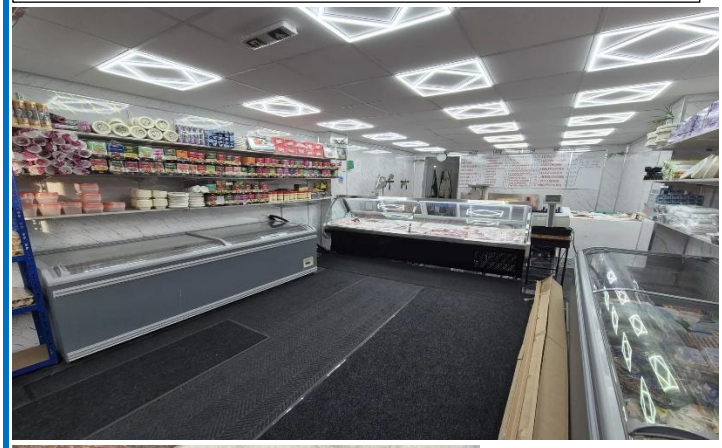
- **Established Butcher Shop.**
- **Prime Belgrave location.**
- **Leasehold interest.**
- **Recently refurbished to a high standard.**
- **Rent: £1600.00pcm.**
- **Goodwill, fixtures & fittings: £45,000.00**
- **High footfall area.**

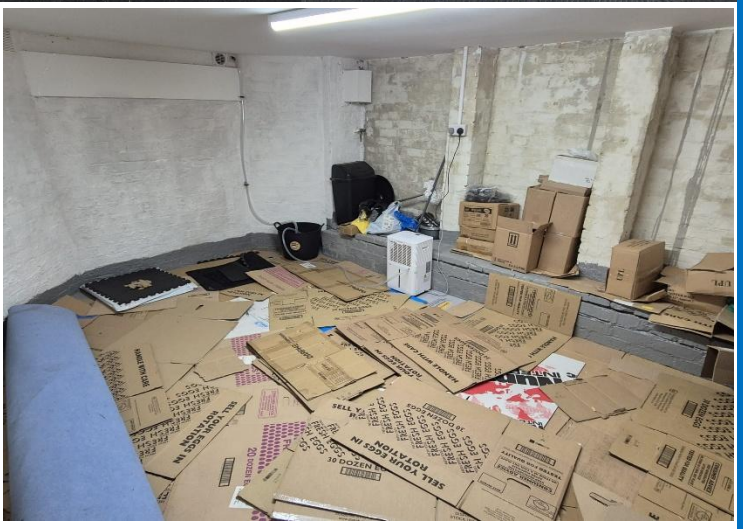


- **LED lighting.**
- **EPC rating: C**
- **Ideal turnkey business opportunity.**
- **Call now to arrange viewing.**

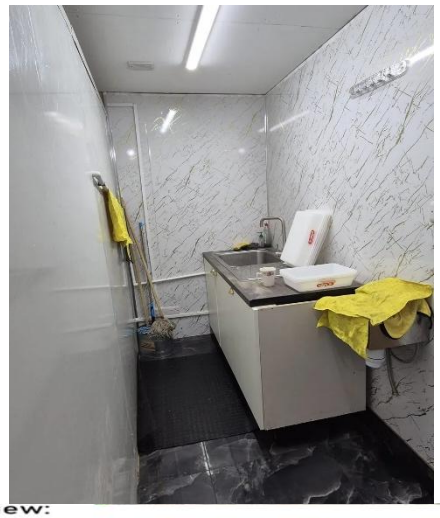


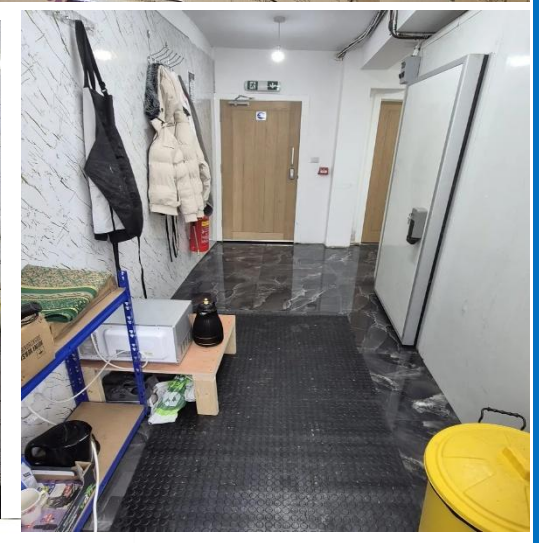
- **Ground floor lock-up shop.**
- **Main trading area: 8.75m x 4.61m**
- **Cold room: 3.0m x 3.0m**
- **Basement: 3.0m x 3.0m suitable for storage.**
- **W/C.**











To view:

Call: Rightway Estate Agents Ltd
101 Harrison Road
LE4 6JT
0116 319 5575

Email: info@rightwayestateagents.co.uk

All measurements are approximate and do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. All measurements have been taken as a guide to prospective buyers only and are not precise.

If you require clarification on any points please contact us