



10a & 10b  
Wilton Terrace  
Melton Mowbray  
Leicestershire  
LE13 0UN

Guide Price  
**£170,000**

## INCOME PRODUCING INVESTMENT

**97 m<sup>2</sup> (1,044 ft<sup>2</sup>)**

These measurements are provided as a guide

# FOR SALE

### FEATURES INCLUDE:

FULLY TENANTED ON SEPARATE ASTs | INCOME PRODUCING £10,440 PAX | TOWN CENTRE LOCATION

### Location

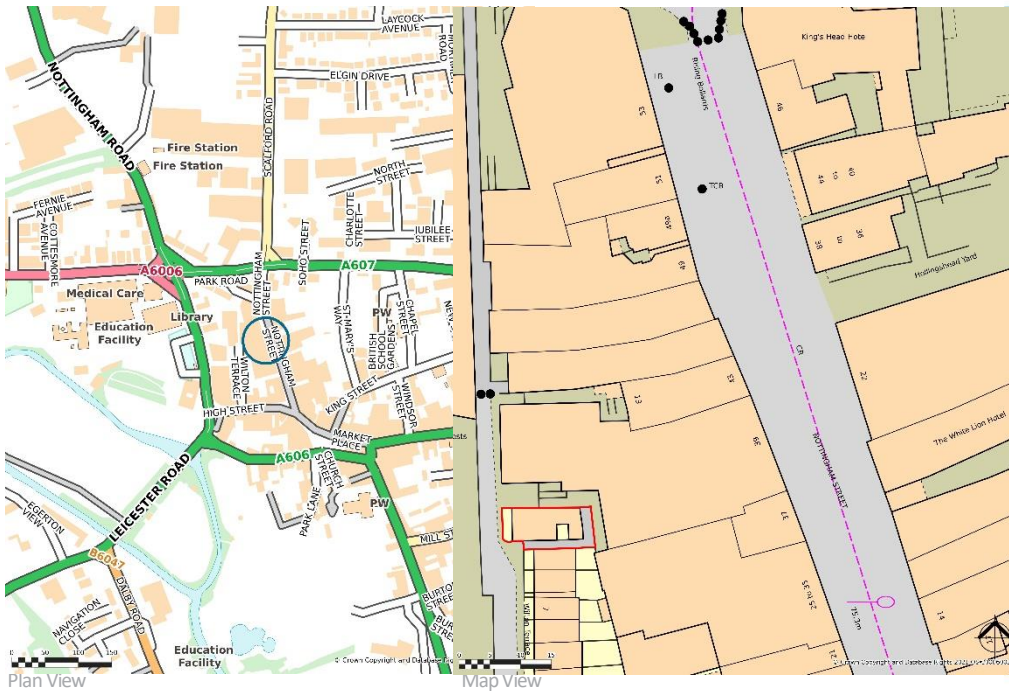
The subject property is located on Wilton Terrace, within the Town Centre of Melton Mowbray.

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

### Description

The subject property comprises a detached residential house circa 1900s of traditional brick construction beneath a pitched slate roof covering.

The property has sub-divided into two x 1 bedroom residential flats.



## Accommodation

97 m<sup>2</sup> / 1,044 ft<sup>2</sup>

We have not been provided access to the premises. These measurements are provided as a guide.

APPROXIMATE NET INTERNAL AREAS

## Planning

We understand that the property has Planning Consent for its existing use.

For further information on planning and use, please contact Melton Borough Council Planning Control Department, telephone 01664 502 502.

## Council Tax

The properties are both in Council Tax Band A.

For further information please contact Melton Borough Council on 01664 502 502.

## Guide Price

£170,000

## Tenure

The property is available to purchase on an unconditional freehold basis and with the benefit of the ASTs.

## Existing Tenancies

The properties are both let on separate ASTs and currently produce an income of £10,440 pax.

## Energy Performance Rating

Copies of the Energy Performance Certificates are available upon request.

## VAT

Prices are quoted exclusive of Value Added Tax (VAT) which may apply.

## Legal Costs

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

## Services

We understand that mains, electricity and water are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

## Viewing

Strictly by prior appointment through the Sole Agents, Musson Liggins.