



38a Melton Road, Oakham LE15 6AY

1186 Sq. ft 2 Storey
Studio/Workshop space

£155,000 Freehold or £9,000 per
annum No VAT

Available August 2025

- Freehold - £155k
- 1186 sq ft Ground and First floor
- New 5 year lease available
- Workshop/studio space
- Ground floor 593 Sq. Ft - First floor 593 Sq. ft
- Oakham Town Centre Location
- Rent £9,000 per annum No VAT

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Summary

Size - 1186 Sq. ft
Rent - £9,000 pa
Freehold price - £155,000
VAT - Not Applicable
Business Rates - RV £4,250 per annum
EPC - D (81)

Description

The property is a 2 storey building under a pitched tile covered roof. Set back from the road and with access from Melton Road (between Dominoes and the Oakham Baptist Church) and further access from the rear via the Westgate Car park.

The unit benefits from 2 car parking spaces to the side of the property, with gated access.

Location

Oakham is a popular Market town and the County capital of Rutland, the smallest County in the UK.

Well positioned in the Midlands close to the A1 at Greetham/Stretton with good access to other popular market towns, Stamford, Melton, Grantham and Uppingham all within 15 miles, and cities to include Peterborough and Leicester within 20 miles away. Motorway access is circa 20 miles West at Junction 21a, via the A46 from Melton Mowbray.

Accommodation

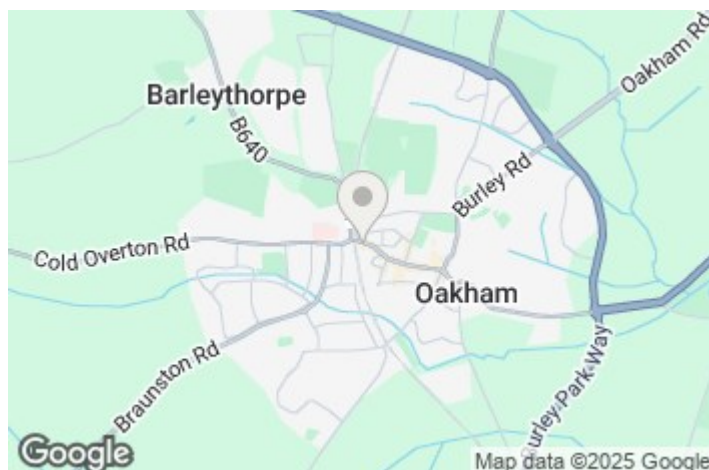
The ground floor has access from the main garage door to the front of the unit, with side personnel door into the open plan area. With w/c and kitchenette area and stairs to the first floor.

The first floor is open plan with its own w/c and offers character beams to the ceiling.

Terms

For Sale freehold with a guide price of £155k or offered for let on a new 5-year lease on fully repairing and insuring terms with a 3 year review. The initial passing rent is £9,000 per annum.
With 3 months rent deposit payable by the tenant. The rent will be charged monthly in advance.

Buildings insurance will be recharged to the tenant on annual invoice.



Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330

