



41 High Street Oakham LE15 6AH

Prominent retail unit to Let in
Oakham Town Centre

£27,500 per annum + VAT

1,200 Sq ft Retail
734 Office/Storage

- Prominent Oakham High Street Location
- Double fronted Corner Location
- Ground Floor 1,200 sq.ft. (111 sq. m)
- First & Second Floor Ancillary 734 sq.ft. (69 sq. m)
- Currently no external extraction
- £27,500 per annum plus VAT

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Summary

Size - 1934 sq ft
Rent - £27,500 per annum
Service Charge - Capped £5k per annum
Management fee - £750 per annum + VAT
VAT - Applicable
Rates - The VOA website states the Rateable Value of £28,000
Legal fees - Each party to bear their own costs
EPC - 102 (E)

Description

A characterful Grade II listed property dating to c.19th century with historic attributes throughout, featuring a glazed corner shopfront. Ground floor retail space with direct internal access to first and second floor ancillary. There are residential apartments accessed separately to the first and second floor which are not part of the lease area.

Location

A prime corner retail pitch on the main shopping promenade of this popular market town. The prestigious Oakham School is within 50 metres of the property.

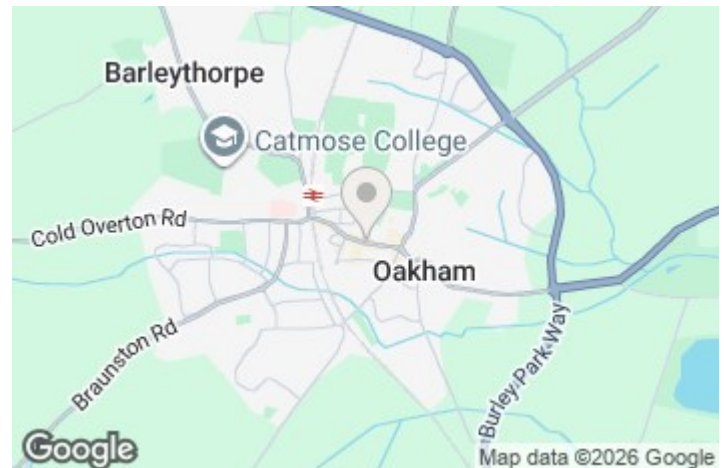
Oakham is the County capital of Rutland, the smallest County in the UK. Well positioned in the Midlands close to the A1 at Greetham/Stretton with good access to other regional market towns: Stamford, Melton, Grantham and Uppingham, all within 15 miles. Nearby cities include Leicester and Peterborough, within 20 miles, giving access to M1 and A1(M).

Accommodation

Ground floor retail 1200 sq ft (111 sq m) Open plan retail space with W/c and Store. Roller door delivery access
First floor ancillary 373 sq ft (35 sq m) Comprising 2 rooms.
Open stairs to
Second floor ancillary 361 sq ft (34 sq m) Comprising 1 open room

Terms

A new full repairing and insuring lease available for a term by arrangement. Rent is £27,500 per annum - Landlords building insurance will be re-charged at cost. A 3 month rent deposit will be required.
Management fee of £750 + VAT per annum
Service charges - capped at £5k per annum in any given year for the upkeep of the externally repair and common parts, called upon when required.



Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330

