



8, 14 & 14A Pillings Road Investment, Oakham LE15 6QF

A freehold investment of 3 separate properties plus secure yard, all let to the same tenant

Price Guide £700,000 FREEHOLD

3,768 to 8,577 sq ft (350.06 to 796.83 sq m)

- 3 Separate Industrial Units and an enclosed yard
- All let to the same tenant on aligned 10 year leases running from May 2020
- Current Rent £54,000 following review in May 2025
- Break potential May 2026 with no further rent reviews
- Fully functioning as a food preparation centre

Summary

Size - 3,768 to 8,577 sq ft

Price - Guide price £700,000

Lease Position - Let to a single tenant on a 10 year FRI lease from May 2020. Mid term review has revised the rent to £54,000 per annum for the remainder of the lease

Rateable Value - £31,500 Please enquire from Rutland County Council for rates payable

EPC Rating - No.8 115 (Band E) No's 14/14A 143 (Band F)



Description

The property comprises of 3 originally separate factory units, within a secure yard. The accommodation is to a high specification, being used in the food processing industry.

Location

Oakham is the county town of Rutland with a growing population of approximately 13,000 (up from 12,150 in the 2021 Census). It is within convenient travelling distance of Leicester, Grantham, Nottingham and Peterborough and situated approximately 9 miles due west of the A1 trunk road.

Accommodation

The accommodation comprises the following GIA

Unit - 8 - 4,809 Sq Ft 446.77 Sq m

Unit - 14 & 14a - 3,768 Sq Ft 350.06 Sq m

Total - 8,577 Sq Ft 796.83 Sq m



Planning

We are advised that the current planning use for the properties is B1 industrial (now Class E)

Tenure

For sale Freehold with buildings let on 2 separate leases (No.8 and No's 14 & 14A), identical and running contemporaneously. Both leases are from 12/5/2020, expiring on the 12/5/2030. There is a tenant break at 12/5/26, with rent review on the 12/5/2025 completed. Both leases are held on an FRI basis, subject to a Schedule of Condition.

Services

We understand that mains electricity, water and drainage are connected to the premises. No services or appliances have been tested by the Agents

Viewings

Strictly by appointment through Reid Commercial Property or P&F Commercial on 01664 431330 or by email office@pandfcommercial.com



Viewing and Further Information

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