



Office investment - Hub and Spoke, 30 Melton Rd, Oakham LE15 6AY

Multi Let office space in Oakham

£595,000 (no vat)

For sale Freehold

- Freehold office building for sale
- Multi let office investment
- Potential to increase rental income
- Rental ERV circa £60,000 per annum
- Communal welfare facilities
- Car parking for 10 cars to the rear
- Funding available subject to status

Summary

Size - 3379 sq ft

Price - £595,000

Tenure - Freehold

Rateable Value - Tenants responsible for business rates

Legal Fees - Both parties will be responsible for their own fees

Car Parking - 10 car parking spaces

VAT - Not applicable on the purchase price

EPC - C (75)

Description

The Hub and Spoke provides a welcoming, fully serviced office hub in Oakham Town Centre let to local entrepreneurs, innovators and professionals.

The offices available are open-plan and come fully equipped with furniture, light fixtures and some additional storage.

Additional meeting room provisions are also available for larger events.

The building offers great potential for an investor, the current owners occupy several office spaces, which will become vacant for the purchaser to increase income on completion.

Accommodation

The building offers a range of office spaces across 3 floors, within a large 3 storey brick built corner property. The ground floor provides communal meeting rooms and welfare facilities with access from the main Melton road to the front and rear access to the private car park, via Westgate car park.

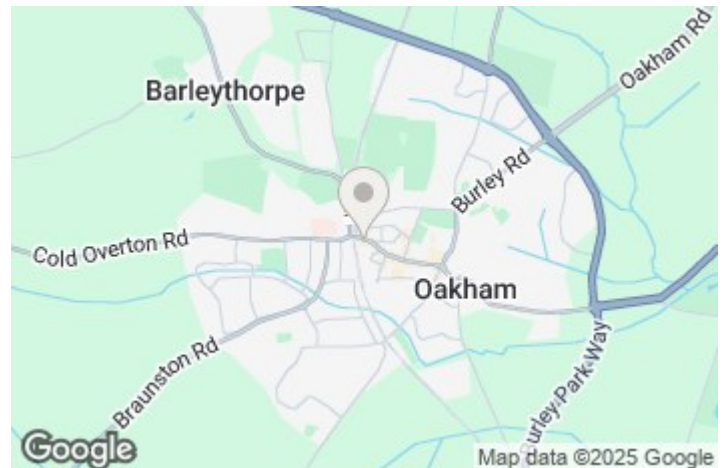
Location

A prime location close to the railway station and within walking distance to the main shopping promenade of this popular market town. Oakham is the County capital of Rutland. Well positioned in the Midlands close to the A1 with good access to regional market towns: Stamford, Melton, Grantham and Uppingham, all within 15 miles.

Terms

Offered For sale Freehold - subject to leases or with vacant possession if required.

Guide price - £595,000 Freehold



Viewing and Further Information

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