



Commercial Investment, Oakham Town Centre LE15 6BH

Freehold investment of 4 occupied commercial units plus development potential

Guide £415,000 NO VAT

2 Commercial Retail Units, a Hairdressers/Nail bar and a storage Unit

- 3 and 3a Westgate 600 Sq Ft Hairdressers - Rent £10,500
- 2 Melton Road - 555 Sq Ft Retail Unit - Rent £9,000
- 4 Melton Road - 456 Sq Ft Retail - Rent £6,780
- 10a Melton Road - 370 Sq Ft Storage Unit - Rent £3,780
- First and second Floor Unoccupied space -
- Rents Include Insurance

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Summary

Size - 4 separate Properties + Potential
Guide Price - £415,000
Rental Revenue - £30,060 Including Insurance plus potential from unused space.
Business Rates - See schedule below - Tenant Responsibility
Legal Fees - Both parties will be responsible for their own fees
VAT - Not Applicable
EPC's - B - D for occupied Units. Reports available on request.

Description

An Investment opportunity comprising 2 retail Units, a hairdressing salon, a Storage unit and the potential to develop upper space to Office or residential use STPP.

The property offers an excellent opportunity for investment and development. The first and second floors can be accessed independently via the rear courtyard which is shared by all units as well as from the main retail unit. Refurbishment is required and will be subject to the necessary planning and building control consents.

Location

Positioned on Melton Road which is a continuation of High Street in central Oakham, the property is surrounded by other retail and food outlets. The shops are opposite a 24 hour petrol filling station and The Captain Noel Newton and B&M (discount Store) are nearby, as are other retail/Service providers such as barbers and a nail bar.

Terms

Available Freehold with the benefit of the existing leases.
Price Guide £415,000
3 and 3a Westgate - 5 year lease from April 26 with a 3 year break and review. Current rent £10,500 incl. Insurance
2 Melton Road - 5 year lease from Feb 26 with 3 year review and Break. Current Rent £9,000 per annum incl. Insurance
4 Melton Road - 5 year lease from August 2025. Current Rent £6,780 per annum incl. Insurance
10a Melton Road - a 5 year lease from May 2024. Current Rent £3,780 per annum incl. Insurance

Business Rates

Business Rates are the responsibility of the tenant:

3 Westgate - RV £5,900
2 Melton Road - RV £8,900
4 Melton Road - RV £4,100
10 Melton Road - RV £2,450



Viewing and Further Information

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