



Shop to Let, 36 High St, Oakham LE15 6AL

High Street Retail Outlet - Oakham
Town Centre

Rent £15,000 per annum

936 Sq Ft

- High Street Retail unit
- 936 Sq Ft over 2 floors, 355 Sq Ft Ground Floor Retail (Plus Kitchen, WC and Store)
- 5.5m Window display frontage
- 2 Offices plus Wc to the FF
- Small, enclosed rear Yard
- All uses considered Subject to Planning

Shop to Let, 36 High St, Oakham LE15 6AL

Summary

Size 936 sq ft
Rent £15,000 per annum Year 1
Rateable Value £12,750
Car Parking There is no parking with the property
VAT Not applicable
Legal Fees Each party to bear their own costs
EPC Rating D (81)

Description

A double fronted 2 storey brick built property under a slate covered roof with extensive window display. The Ground Floor is set out as a retail space with Kitchen, WC and understairs store cupboard and the FF is set out as 2 individual office spaces plus Wc and Cloaks.

Gas fired radiator heating to both floors plus aircon unit to the Ground Floor. The rear doors and windows have recently been replaced with Upvc double glazed units and the Ground Floor Kitchen and separate Wc have recently been installed.

There is an enclosed small rear yard with access from the shop only

Location

Positioned on Oakham High Street and surrounded by other retail outlets including a Hairdresser, Pet Care shop, Print and Marketing shop and Delicatessen/Cafe with the pedestrian crossing nearby and Electrical, Clothes and food outlets plus Victoria Hall opposite.

Oakham is considered to be the capital of Rutland and has a population of circa 14,000, up from 11,000 at the last census in 2011.

Accommodation

The accommodation comprises the following areas:
GF Retail space 6.7m x 5.92m overall with Kitchen, WC and understairs Store. Small rear yard.
2 First Floor Offices plus Wc and Cloaks, Office 1 - 218 Sq Ft and Office 2 - 105 Sq Ft

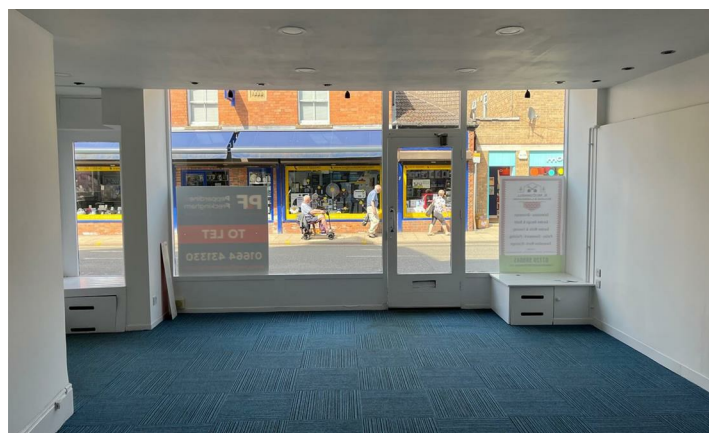
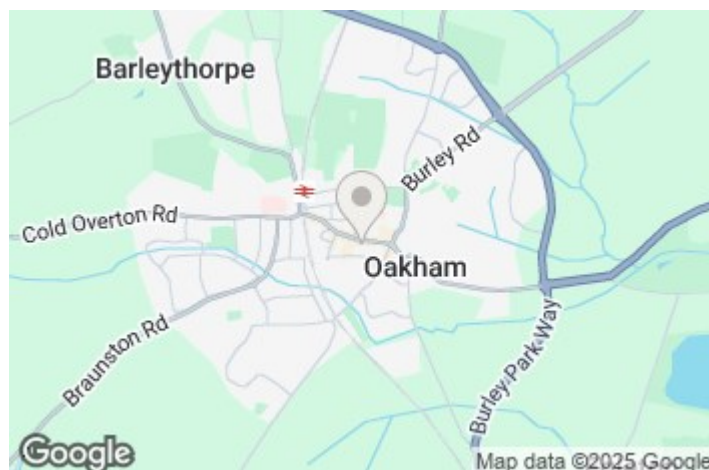
Terms

A new FRI lease will be created for a 5 year term with a 3 year review. Rent has been set at £15,000 per annum (No VAT) for year 1, rising to £16,500 for year 2 and £18,000 for year 3. An upwards only open market review will take place at the end of year 3. A deposit equal to 3-months rent will be required and the Landlord will arrange the Buildings Insurance with the cost covered by the tenant. Rent is paid quarterly in advance. Tenants will be liable for their own utilities and business rates.

A Lease arrangement undertaking for £1,500 will be required before the lease is issued. This will be credited to the deposit when the lease completes.

Parking

There is no parking with the property. On street parking on High Street and Church Street with public Car Park in Church Street.



Viewing and Further Information

Keith Pepperdine

Email: office@pandfcommercial.com

Tel: 01664 431330

