



3 Old Station Yard, Ashwell, Oakham LE15 7SP

Versatile unit TO LET in Ashwell.  
Suitable for Retail, Office, Workshop  
or storage use in convenient location.

£6,250 + VAT per annum

508 sq ft (47.19 sq m)

- Available May 2026 or earlier
- Multi use retail, office space and/or workshop space
- Single welfare facility
- 2 Parking spaces included
- Personnel entrance door with glazed side panels
- All uses considered subject to planning consent

## Summary

Size - 508 Sq Ft

Price/Rent - £6,250

Service Charge - Budgeted cost of £400 per annum

Rateable Value - RV £3,400

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

VAT - Applicable

EPC - D (98)



## Description

Located within Old Station Yard, Ashwell - Unit 3 is a versatile ground floor retail/ office & workshop space with a single central personnel entrance door with glazed side panels, the unit is a blank canvas and could host a multitude of uses.

## Location

Situated just off the Whissendine Road on the outskirts of the popular Rutland village of Ashwell. The estate offers a mix of current occupiers.

The nearest town is Oakham approximately 2 miles directly to the South, Ashwell offers easy access to the A1 via Cottesmore and Greetham approximately 4 miles to the East.



## Terms

Offered for let on a new 5 year fully repairing and insuring lease - The quoted rent is £6,250 + Vat. A deposit equal to 3-months rent plus Vat will be required and there will be a Service Charge and contribution to the Buildings Insurance arranged by the Landlord.



## Service charge

A single annual service charge will be applied towards the maintenance and emptying of the recently replaced and updated communal septic tank, this cost is split between all 6 tenants. Price to be confirmed but estimated at circa £400 per annum

## Services

We are advised that mains Water and Electricity are connected to the property. Units are individual metered. These services have not been tested by the agent.

## **Viewing and Further Information**

Keith Pepperdine

Email: [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

Tel: 01664 431330