



1 Burley Corner High Street, Burley Corner, Oakham LE15 6DU

High profile prime retail location
on Oakham High Street

Rent £18,750 per annum

760 Sq Ft Double Aspect

- Prime Retail Unit on Oakham High Street
- 760 Sq Ft total Retail space
- Dual Aspect on Burley Road and High Street
- Prime location in town centre
- Open plan space with fitted kitchen
- Available Nov 2025

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Summary

Size - 760 Sq Ft

Price/Rent - £18,750

Rateable Value - RV £14,500

Legal Fees - Tenants will contribute £750 + VAT towards the Landlords Legal fees to be paid prior to the issue of the lease.

VAT - Applicable

EPC - C (73)

Description

Located on the ground floor of a 3-storey property, the property benefits from other commercial tenants to include a wine merchants, a highly popular Indian restaurant and a Café.

Location

1 High Street occupies a high profile prime location at the junction of Oakham High Street, Mill Street, Burley Road & Uppingham Road, with a taxi rank and bus stop 50 meters away, adjacent to the market square. It is surrounded by other retail outlets including Boots the Chemist, Boots Opticians, Specsavers and numerous private retailers including travel agents and Timpson's.

Amenities

Being right in the centre of town, all local amenities are readily available, opposite the town library and close to a range of town centre car parks.

Accommodation

The shop benefits from large windows on 2 sides and measures approx. 760 sq ft with open plan shop area. Recently fitted kitchen and w/c. Karndean wood effect flooring throughout.

Parking

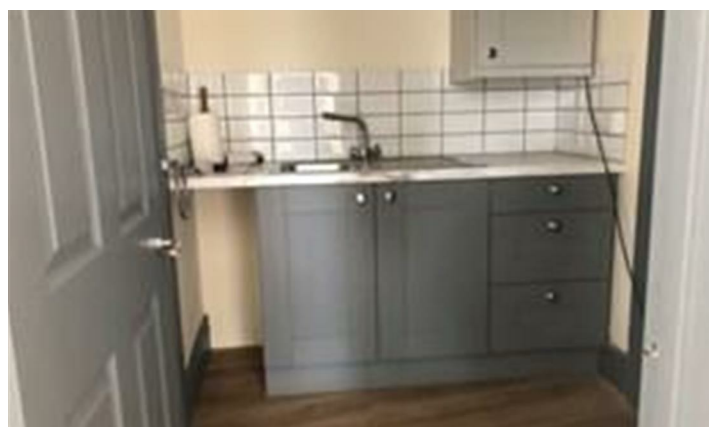
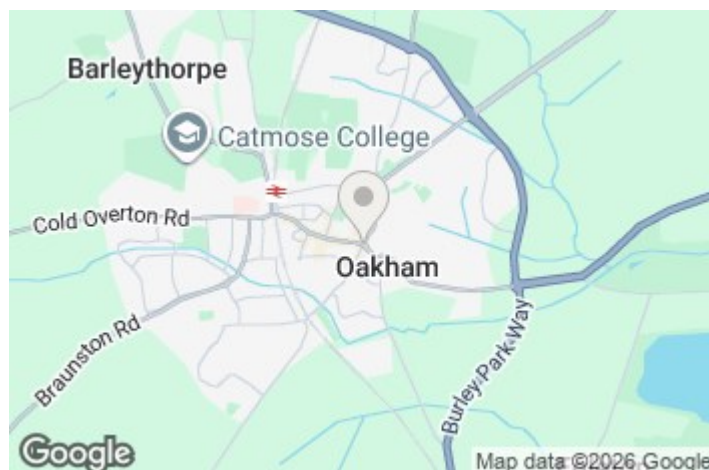
There is no parking with the property. Long terms parking permits are available for Public Car Parks in Oakham Town Centre.

Terms

Offered for let on a 5-year lease with 3 yearly rent reviews. Initial passing rent of £18,750 + VAT. Rent is paid quarterly in advance on quarter days and a deposit equal to 3 months rent including VAT will be required. Sole traders and start up businesses will require a PG with proof of assets and/or a 6 month deposit.

There is a fixed Service charge of £1250 for the first year which includes all buildings maintenance, water and sewerage. Building insurance is arranged by the landlord and reimbursed by the tenant as a proportion for the space rented. This will be invoiced in advance for the year and is estimated to be in the region of £1,000 per annum payable on renewal.

Contents and Window glass insurance is the tenants responsibility.



Viewing and Further Information

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