



No 2 The Maltings, Mill Street, Oakham LE15 6EA

Oakham Town Centre retail unit  
on Mill Street. Triple Aspect  
display windows.

Rent £11,000 per annum

376 sq ft (34.93 sq m)

- 376 Sq Ft ground floor shop with excellent display windows
- Kitchenette and W/C
- Prime Mill Street Location
- Service charge for 2025 is £600 and the insurance is Circa £300
- Available October 2025



# No 2 The Maltings, Mill Street, Oakham LE15 6EA

## Summary

Size - 376 Sq Ft  
Price/Rent - £11,000 per annum  
VAT - Applicable  
Service Charge - £600 fixed for 2 years  
Buildings Insurance - Circa £300 per annum  
Rateable Value - RV £6,700  
Legal Fees - Ingoing tenant is liable for their own legal costs and a £750 + VAT contribution towards the landlords legal fees  
EPC - B (40)

## Description

A purpose-built ground floor retail unit with triple aspect windows to Mill Street and the covered walkway leading to the Maltings and to The Maltings itself. The space is open plan with a change in levels to the wood strip floor and there are storage cupboards and a Kitchen/Wc to the rear.

## Location

The Maltings is located just off Mill Street, a popular retail and food shopping Street in the Centre of Oakham and No 2 is on the corner of Mill Street and the covered Maltings Walkway.

Oakham is a popular Market town with markets on Wednesday and Saturdays in the market place approximately 1 minutes walk from The Maltings

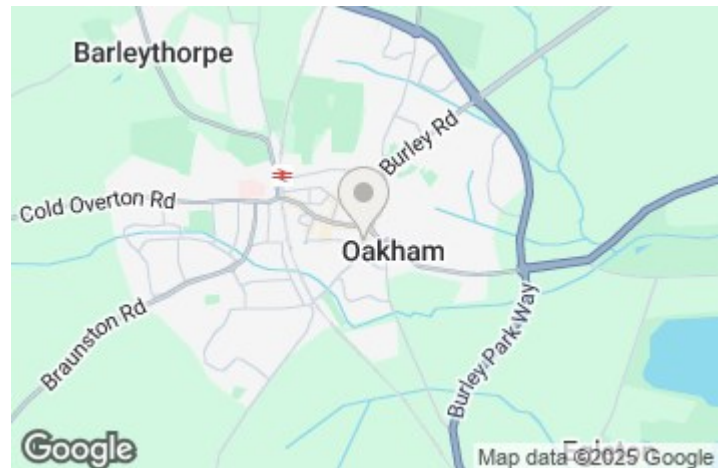
## Terms

Offered for let on a 5-year lease with 3 yearly rent reviews. Initial passing rent of £11,000 + 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 service charge of £600 + VAT per annum paid annually on invoice for Communal areas maintenance, including painting & decorating, landscaping and Christmas lighting.

Building insurance for The Maltings is arranged by the landlord and reimbursed by the tenant as a proportion for the space rented. The insurance is renewed in September, this will be invoiced in advance for the year and is estimated to be in the region of £300 for 2025. Contents and Window glass insurance is the tenants responsibility.

Break clauses and incentives may be considered for the right applicant.

Please note the non- returnable contribution to the landlords legal costs is payable prior to the lease being issued.



## Viewing and Further Information

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