



8, 14 & 14A Pillings Road Investment, Oakham LE15 6QF

A virtual freehold investment of 3 separate properties plus secure yard, all let to the same tenant

Price Guide £700,000 + VAT

3,768 to 8,577 sq ft (350.06 to 796.83 sq m)

- 3 Separate Industrial Units and an enclosed yard
- All let to the same tenant on aligned 10 year leases running from May 2020
- Current Rent £54,000 following review in May 2025
- Virtual Freehold on 999 year lease from 1983
- Fully functioning as a food preparation centre

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## Summary

Size - 3,768 to 8,577 sq ft  
Price - Guide price £700,000  
VAT - VAT will be applicable on the purchase price  
Lease Position - Let to a single tenant on a 10 year FRI lease from May 2020. Mid term review has revised the rent to £54,000 per annum for the remainder of the lease  
Rateable Value - £40,000 from April 2026 Please enquire from Rutland County Council for rates payable  
EPC Rating - No.8 115 (Band E) No's 14/14A 143 (Band F)

## Description

The property comprises of 3 originally separate factory units, within a secure yard. The accommodation is to a high specification, being used in the food processing industry.

## Location

Oakham is the county town of Rutland with a growing population of approximately 13,000 (up from 12,150 in the 2021 Census). It is within convenient travelling distance of Leicester, Grantham, Nottingham and Peterborough and situated approximately 9 miles due west of the A1 trunk road.

## Accommodation

The accommodation comprises the following GIA

Unit - 8 - 4,809 Sq Ft 446.77 Sq m  
Unit - 14 & 14a - 3,768 Sq Ft 350.06 Sq m  
Total - 8,577 Sq Ft 796.83 Sq m

## Planning

We are advised that the current planning use for the properties is B1 industrial (now Class E)

## Tenure

For sale on a virtual freehold for 999 years from 1983 with buildings let on 2 separate leases to the same tenant (No.8 and No's 14 & 14A), identical and running contemporaneously. Both leases are from 12/5/2020, expiring on the 12/5/2030. Both leases are held on an FRI basis, subject to a Schedule of Condition.

## Services

We understand that mains electricity, water and drainage are connected to the premises. No services or appliances have been tested by the Agents

## Viewings

Strictly by appointment through Reid Commercial Property or P&F Commercial on 01664 431330 or by email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)



## Viewing and Further Information

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