



2 Market Place, Oakham, LE15 6DT

Retail unit in a prime location on  
Oakham High Street

Rent £12,000 per annum No VAT

592 Sq Ft

- Retail Unit on Oakham High Street
- 380 Sq Ft sales area and 212 Sq Ft back office storage area. 592 Sq Ft total Area
- Dual Aspect to Market Place and High Street
- Prime location in Town Centre
- Available Now
- Assignment of the existing lease until September 2026



### Summary

Size - 592 Sq Ft  
Rent - £12,000 per annum  
Rateable Value - RV £11,000 Rising to £11,500 in April 2026  
Legal Fees - The ingoing tenant will pay a £300 + VAT contribution towards the administration fee for the transaction  
VAT - Not Applicable  
EPC - C (61)

### Description

Ground Floor of a stone built property beneath a slate covered roof.  
Dual Aspect display windows onto High Street and Market Place

### Location

2 Market Place occupies a prime location on the corner of Oakham High Street and Market Place with a taxi rank and bus stop directly outside. It is surrounded by other retail outlets including Boots the Chemist, Boots Opticians and numerous private retailers including travel agents, Timpsons and Estate Agents

Oakham has a market on a Wednesday and Saturday which takes place in the Market Place directly adjacent to the shop

### Accommodation

The premises are arranged with a main retail area with an office, WC and storage at the rear.

Main retail area which is dual aspect onto High Street and Market Square is 380 Sq Ft

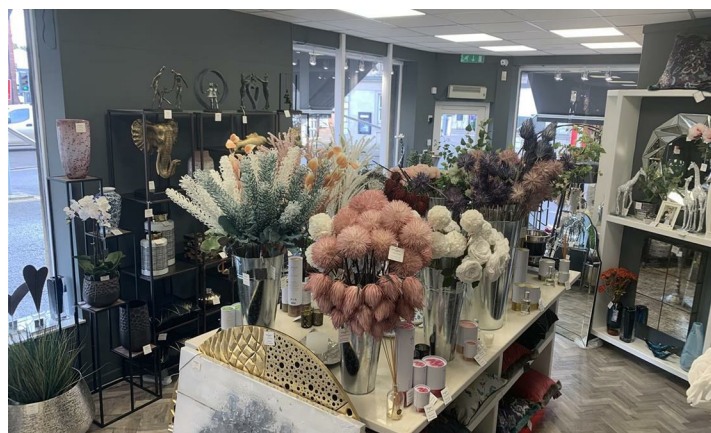
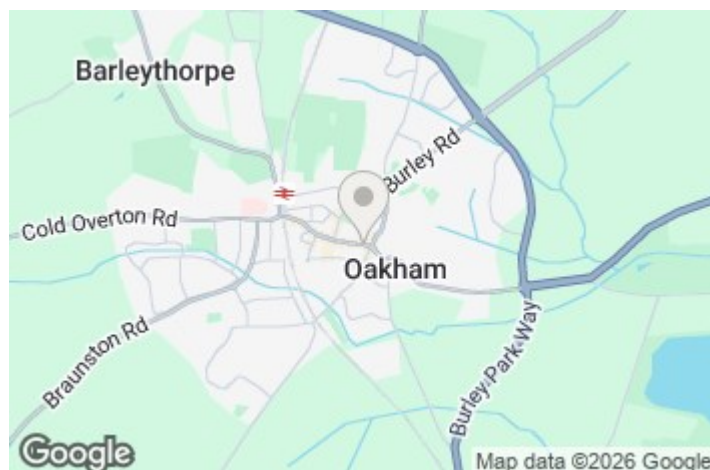
Rear Office and Store 212 Sq Ft plus WC

### Terms

An assignment of the existing lease is being offered which expires in September 2026. The lease is outside the protection of the 1954 Landlord and Tenant Act. The rent is £12,000 per annum with No VAT. A new 5 year lease may be available at the end of the current lease. Rent is paid Quarterly in advance. The ingoing tenant will refund 3 month rent deposit will be required. The landlord will insure the building and the tenant will pay a proportion of the premium along with other tenants in the building

### Parking

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



### Viewing and Further Information

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