



Ground Floor Retail Unit, 47 High Street, Oakham LE15 6AJ

Double fronted Ground Floor  
Retail unit on Oakham High Street

Rent £25,000 per annum (No VAT)

1,475 Sq Ft

- Double Fronted Retail Unit on Oakham High Street
- 1,475 Sq Ft plus Kitchen and Wc's
- Ground Floor Only
- Planning Class E
- Available from 1st December 2025

# Ground Floor Retail Unit, 47 High Street, Oakham LE15 6AJ

## Summary

Size - 1,475 Sq Ft  
Rent - £25,000  
Rateable Value - RV £22,250  
Legal Fees - Both parties will be responsible for their own fees  
VAT - No VAT  
EPC - C (59)

## Description

Ground Floor retail unit on Oakham High Street, currently trading as a Carpet display and retail unit.

The upper floors are let separately on a residential AST and are not included or available with the retail unit.

## Location

Oakham is a popular Market town and the County capital of Rutland, the smallest County in the UK. Well positioned in the Midlands close to the A1 at Greetham/Stretton with good access to other popular market towns, Stamford, Melton, Grantham and Uppingham all within 15 miles. Motorway access on the M1 is circa 20 miles West at Junction 21a

## Accommodation

The Shop is divided into separate display areas utilising the Double fronted road facing elevation and having additional displays to the rear of the shop. The main display area is immediately visible as you enter and there is an office with Kitchenette and Wcs within the rear section.

Deliveries can be made to the rear of the shop via the double doors beside the main entrance but there is no rear vehicular access.

## Terms

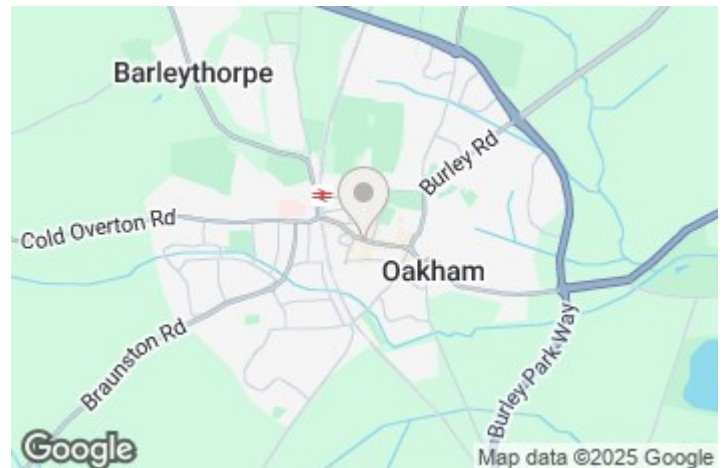
Available to lease with a new lease being created on IRI Internal and shopfront repairing terms. A minimum 5 year lease will be sought with 3 year rent review. Rent has been set at £25,000 per annum with No Vat currently being applied. A 3 month deposit will be required plus a contribution to the Buildings Insurance which is arranged by the Landlord and charged to the tenants.

## Planning

Planning for the Ground Floor space is Class E (retail)

## Parking

2 Parking spaces are available to the front of the shop between the pavement and the shop frontage.



## Viewing and Further Information

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