



Ground Floor - 19 High Street, Oakham LE15 6AH

Prime Oakham High Street  
Location

£17,000 per annum plus VAT

Circa 500 Sq Ft

- Prime High Street Location
- Circa 500 Sq Ft Open retail area with office and w/c to rear
- Market town retail position
- Recently traded as a Coffee Shop
- £17,000 per annum
- Available immediately

## Ground Floor - 19 High Street, Oakham LE15 6AH

### Summary

Size - Circa 500 Sq Ft

Rent - £17,000

VAT - Applicable

Business Rates - RV £11,250 Rutland County Council

Building insurance - re-charged to the tenant at cost

EPC - B (49)

### Description

Occupying the Ground floor of a 3-storey mid terrace Grade 2 Listed property. The upper floors are rented to residential tenants and are excluded from the lease. The shop sits directly on the main High Street, with side access to bin store.

### Location

19 High Street occupies a prime location on Oakham High Street. Surrounded by other retail outlets including Boots the Chemist, Boots Opticians, Specsavers and numerous private retailers including travel agents and estate agents.

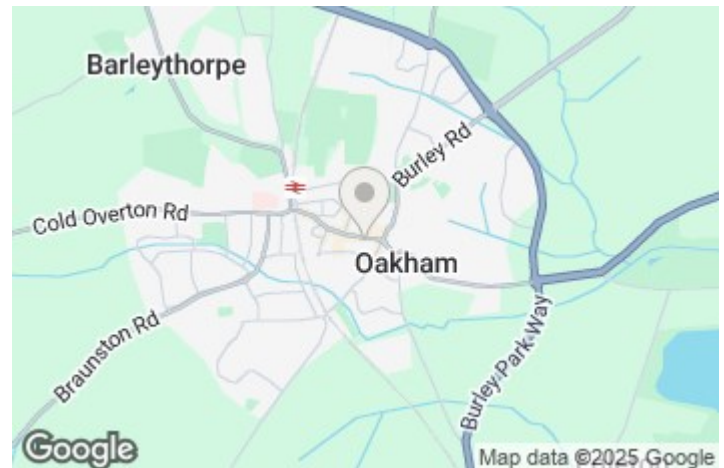
Oakham is a popular Market town and the County capital of Rutland, the smallest County in the UK. Well positioned in the Midlands close to the A1 at Greetham/Stretton with good access to other popular market towns, Stamford, Melton, Grantham and Uppingham all within 15 miles, and cities to include Peterborough and Leicester within 20 miles away. Motorway access is circa 20 miles West at Junction 21a, via the A46 from Melton Mowbray.

### Terms

Offered for let on a new fully repairing and insuring lease, terms to be agreed with a minimum term of 5 years, the initial passing rent is £17,000 per annum plus vat and landlord's insurance. A deposit equal to 3 months rent will be required and the Building is insured by the Landlord with the tenant contributing to the annual premium.

### Services

We are advised that all mains' services are connected to the property. These services have not been inspected or tested by the agent.



### Viewing and Further Information

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