



Shop to Let, 36 High St, Oakham LE15 6AL

High Street Retail Outlet - Oakham  
Town Centre

Rent £18,000 per annum

936 Sq Ft

- High Street Retail unit
- 936 Sq Ft over 2 floors, 355 Sq Ft Ground Floor Retail (Plus Kitchen, WC and Store)
- 5.5m Window display frontage
- 2 Offices plus Wc to the FF
- Small, enclosed rear Yard
- All uses considered Subject to Planning

# Shop to Let, 36 High St, Oakham LE15 6AL

## Summary

Size 936 sq ft  
Rent £18,000 per annum  
Rateable Value £12,750  
Car Parking There is no parking with the property  
VAT Not applicable  
Legal Fees Each party to bear their own costs  
EPC Rating D (81)

## Description

A 2 storey brick built property under a slate covered roof with full width double fronted window display. The Ground Floor is set out as a retail space with Kitchen, WC and understairs store cupboard and the FF is set out as 2 individual office spaces plus Wc and Cloaks.

Gas fired radiator heating to both floors plus aircon unit to the Ground Floor. The rear doors and windows have recently been replaced with Upvc double glazed units and the Ground Floor Kitchen and separate Wc have recently been installed.

There is an enclosed small rear yard with access from the shop only

## Location

Positioned on Oakham High Street and surrounded by other retail outlets including Hairdresser, Pet Care shop, Vape shop and Delicatessen/Cafe with the pedestrian crossing nearby and Electrical, Clothes and food outlets plus Victoria Hall opposite.

Oakham is considered to be the capital of Rutland and has a population of circa 14,000, up from 11,000 at the last census in 2011.

## Accommodation

The accommodation comprises the following areas:  
GF Retail space 6.7m x 5.92m overall with Kitchen, WC and understairs Store. Small rear yard.  
2 First Floor Offices plus Wc and Cloaks, Office 1 - 218 Sq Ft and Office 2 - 105 Sq Ft

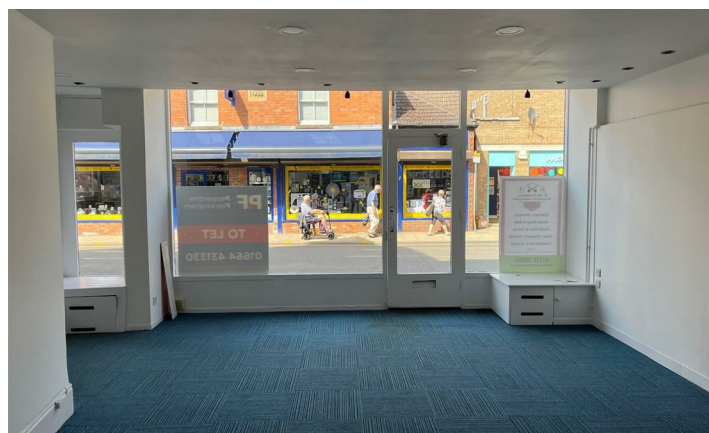
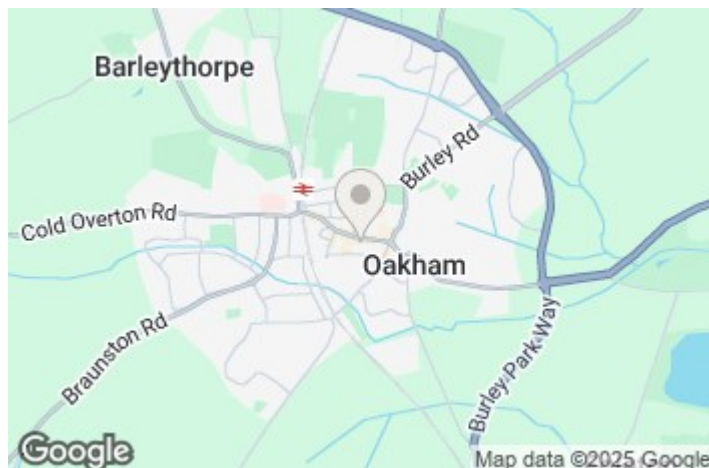
## Terms

A new FRI lease will be created for a 5 year term with a 3 year review. Rent has been set at £18,000 per annum (No VAT) A deposit equal to 3-months rent will be required and the Landlord will arrange the Buildings Insurance with the cost covered by the tenant. Rent is paid quarterly in advance. Tenants will be liable for their own utilities and business rates.

A Lease arrangement undertaking for £1,500 will be required before the lease is issued. This will be credited to the deposit when the lease completes.

## Parking

There is no parking with the property. On street parking on High Street and Church Street with public Car Park in Church Street.



## Viewing and Further Information

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