



5 Market Place, Oakham, LE15 6DT

## Prime Retail Unit on Market Place Oakham

Rent £22,000 + VAT per annum

1,298 Sq Ft (120.61 Sq m)

- Prime Retail unit in Oakham Town Centre
- Double fronted shop front to Market Place
- High profile location
- Additional Stores and Offices to the rear
- 1,298 Sq Ft overall
- Fit out incentives may apply

## Summary

Size - 1,298 Sq Ft

Rent - £22,000

Rateable Value - RV £19,000

Legal Fees - Both parties will be responsible for their own fees

VAT - Applicable

EPC - C (51)

## Description

Prime double fronted retail unit on Market Place Oakham adjacent to the recently refurbished George Inn. Primary sales area to the front with 2 rear rooms for secondary sales and storage. Kitchen, Wc and Office to the rear.

## Location

Positioned on Oakham Market Place in the centre of the Town, this retail unit is surrounded by similar retail outlets including Confectionary, Barbers, Estate Agents, Jewellery, Specsavers and Cafe Nero.

Adjacent to the George Inn and facing directly on to Market Place where the market takes place every Wednesday and Saturday. When the market is not trading, the market place provides parking.

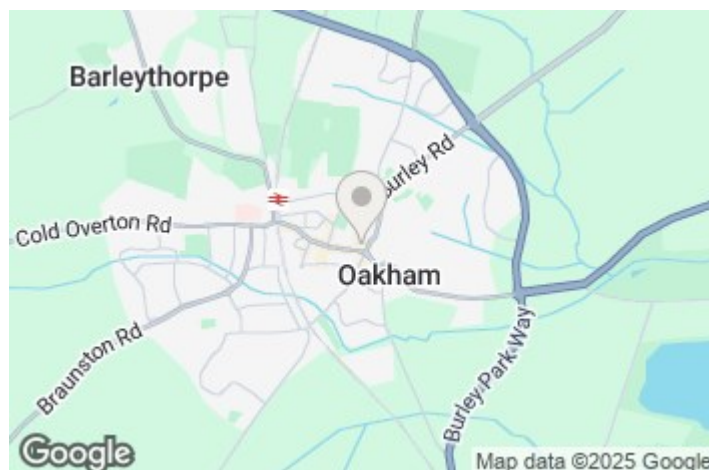
## Terms

Available to LET on a new Full repairing and Insuring Lease with the rent set at £22,000 plus VAT. A 5 year term is sought with a 3 year review and break to be agreed. The lease will be outside the protection of the 1954 Landlord and Tenant Act.

A deposit equal to 3 months rent will be required and rent is paid quarterly in advance. The landlord will insure the building and the tenant will reimburse the premium. Tenant is responsible for contents insurance and external glazing.

## Car Parking

There is no allocated parking with the property. On non market days, parking on Market Place is available short terms and the long term car park on Burley Road is only a short walk where long terms permits can be obtained from Rutland Council



## Viewing and Further Information

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