



First Floor Offices, 12a Mill Street, Oakham LE15 6EA

First floor suite of 3 office rooms  
To Let in Oakham Town Centre  
location

£7,500 per annum - No vat

512 Sq Ft

- 512 Sq Ft First Floor Office in 3 separate Rooms
- Ground Floor Reception Hall
- Oakham Town Centre Location
- £7,500 per annum No VAT
- Possible incentives available
- Available Immediately



# First Floor Offices, 12a Mill Street, Oakham LE15 6EA

## Summary

Size - 512 Sq Ft

Rent - £7,500 per annum

Tenure - Leasehold

VAT - Not applicable

Rates - £3,500 per annum

Legal fees - Each party to bear their own costs

## Description

A 2-storey Grade II listed stone and slate property with independent access at street level.

The reception Hall leads off Mill Street to the internal staircase leading to the first floor which is divided in to 3 rooms plus a Kitchen and WC.

## Location

Mill Street is the favoured retail, office and food shopping Street in the Centre of Oakham. There are several public car parks within a short walk some of which provide long term parking and monthly or annual permits are available from the Council

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,

## Accommodation

Totalling 512 Sq Ft. (47.58 Sq m) the office comprises a Ground Floor reception area, 3 first floor offices an open plan area and a Kitchen and Wc.

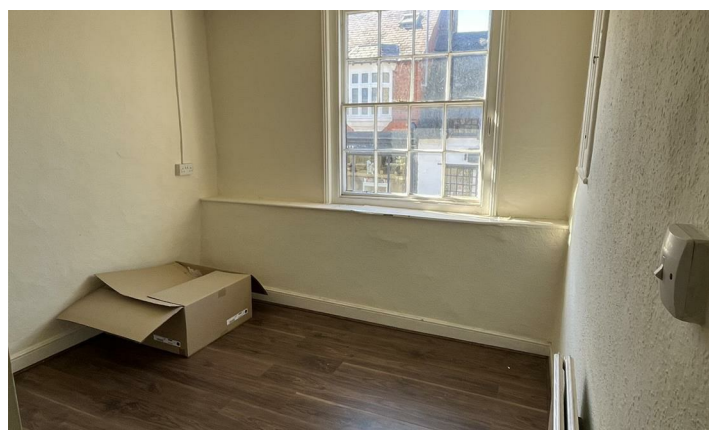
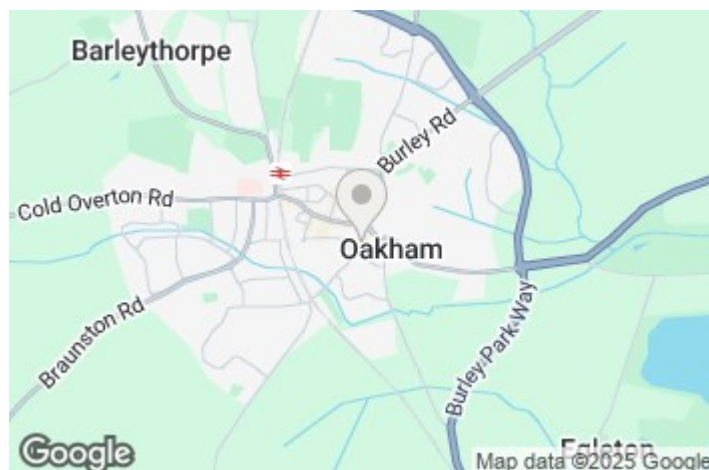
Recently used as an Architects office with a previous use as a Tattoo Studio but would suit other office uses if preferred.

## Terms

The property is available by way of a new lease - 5 year Internal Repairing and Insuring Lease. A 3-month rent deposit will be required. Rent for the coming year has been set at £7,500 per annum although there may be an incentive for the first 12 months. A contribution to the Building insurance will be payable.

## Rates

The Rateable value of the property is £3,500 (2023 Valuation) and qualifying businesses should be entitled to full small business rate relief meaning that no rates will be payable. Interested parties should check with Rutland County Council for details.



## Viewing and Further Information

Ben Freckingham

Email: [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

Tel: 01664 431330

