



12 The Maltings, Mill Street, Oakham LE15 6EA

Air Conditioned Dual Aspect Retail
Unit in The Maltings Oakham

Rent £8,250 + VAT

570 Sq Ft overall

- Prime Dual Aspect Retail Unit in Oakham
- 570 Sq Ft total space
- Air conditioning
- Tiled floor, painted walls and suspended ceiling
- Open plan space with store room and w/c
- Popular retail location off Mill Street

Summary

Size - 570 Sq Ft

Rent - £8,250 per annum + VAT for the first year

Service Charge - £1,000 per annum fixed for 2 years.

Business Rates - RV £10,000 from 1st April 2026

Legal Fees - Both parties will be responsible for their own fees. A contribution of £750 + VAT towards the lease drafting fees will be payable by the ingoing tenant.

Car Parking - Parking on Mill street and Pay and Display Car Parks nearby

VAT - Applicable

EPC - B (37)

Description

A purpose-built ground floor retail unit with dual aspect window frontage and high ceilings. The space is open plan with painted walls and a tiled floor and there is an air conditioning unit. The Shop frontage faces the Maltings and the side window faces Crown Street

Location

The Maltings is located just off Mill Street, a popular retail and food shopping Street in the Centre of Oakham. Oakham is a popular Market town with markets on Wednesday and Saturdays in the market place approximately 1 minutes walk from The Maltings

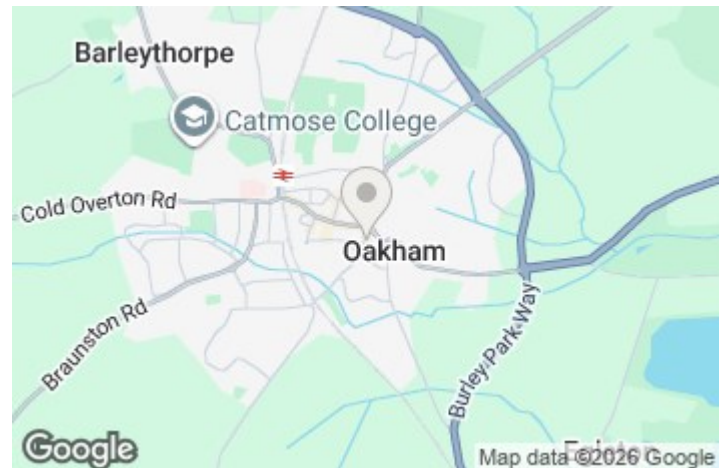
Terms

Offered for let on a 5-year lease. Initial passing rent of £8,250 + VAT for the first year, rising to £9,500 + VAT in year 2 then a rent review at the end of year 3. Rent is paid quarterly in advance on quarter days and a deposit equal to 3 months rent including VAT will be required. There is a service charge of £1,000 + VAT per annum paid annually on invoice for Communal areas maintenance, including painting & decorating, landscaping and Christmas lighting. .

Building insurance for The Maltings is arranged by the landlord and reimbursed by the tenant as a proportion for the space rented. The insurance is renewed in September, this will be invoiced in advance for the year and is estimated to be in the region of £350 for 2026. Contents and Window glass insurance is the tenants responsibility.

Break clauses and incentives may be considered for the right applicant.

Please note the non- returnable contribution to the landlords legal costs is payable prior to the lease being issued.



Viewing and Further Information

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