



3 Old Station Yard, Ashwell, Oakham LE15 7SP

Versatile unit TO LET in Ashwell.
Suitable for Retail, Office, Workshop
or storage use in convenient location.

£6,250 + VAT per annum

508 sq ft (47.19 sq m)

- Available May 2026 or earlier
- Multi use retail, office space and/or workshop space
- Single welfare facility
- 2 Parking spaces included
- Personnel entrance door with glazed side panels
- All uses considered subject to planning consent

3 Old Station Yard, Ashwell, Oakham LE15 7SP

Summary

Size - 508 Sq Ft

Price/Rent - £6,250

Service Charge - Budgeted cost of £400 per annum

Rateable Value - RV £3,400 (this may be subject to change from 1st April 2026 and interested parties should make their own enquiries with VOA)

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

VAT - Applicable

EPC - D (98)

Description

Located within Old Station Yard, Ashwell - Unit 3 is a versatile ground floor retail/ office & workshop space with a single central personnel entrance door with glazed side panels, the unit is a blank canvas and could host a multitude of uses.

Location

Situated just off the Whissendine Road on the outskirts of the popular Rutland village of Ashwell. The estate offers a mix of current occupiers.

The nearest town is Oakham approximately 2 miles directly to the South, Ashwell offers easy access to the A1 via Cottesmore and Greetham approximately 4 miles to the East.

Terms

Offered for let on a new 5 year fully repairing and insuring lease - The quoted rent is £6,250 + Vat. A deposit equal to 3-months rent plus Vat will be required and there will be a Service Charge and contribution to the Buildings Insurance arranged by the Landlord.

Service charge

A single annual service charge will be applied towards the maintenance and emptying of the recently replaced and updated communal septic tank, this cost is split between all 6 tenants. Price to be confirmed but estimated at circa £400 per annum

Services

We are advised that mains Water and Electricity are connected to the property. Units are individual metered. These services have not been tested by the agent.



Viewing and Further Information

Keith Pepperdine

Email: office@pandfcommercial.com

Tel: 01664 431330