



Unit 8 - Crown Walk, Oakham LE15 6BZ

Prime retail unit to Let in Oakham
Town Centre

£10,000 per annum

Circa 500 Sq ft open space

- Crown Walk in Oakham Town Centre
- 500 sq ft Lock up retail unit
- £10,000 per annum
- Service charges will apply
- 3 + year lease available
- Self contained with kitchen and W/C

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Summary

Size - Approx. - 500 sq ft
Rent - £10,000 Per annum
VAT - Applicable
Rateable Value - £7,000
Service Charge - applicable TBC
Legal Fees - Each party to bear their own costs
EPC - B (43)

Description

Ground floor self-contained lock up shop approximately 500 sq ft plus w/c and kitchen. Fully self-contained and well presented, it is well served with power points and benefits from a fitted intruder alarm. Rear access is provided.

Location

Unit 8 Crown Walk occupies a prime location just off Oakham High Street close to Market Place, in an otherwise fully let shopping arcade. The Arcade includes coffee shops, Health and Beauty outlets and other independent retailers.

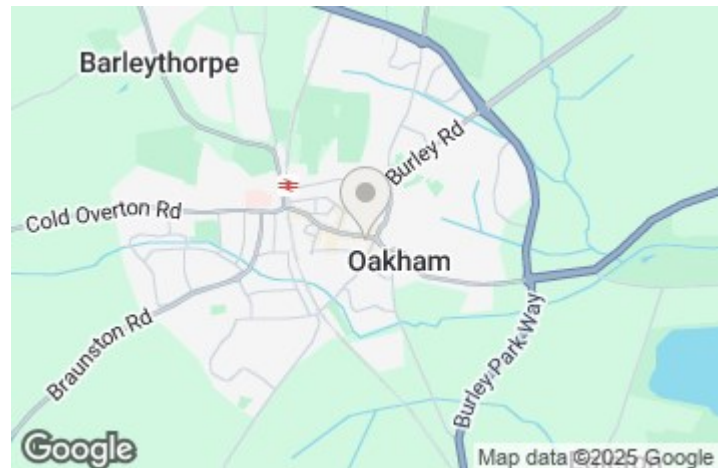
Oakham high street has major retail outlets including Boots the Chemist, Boots Opticians, Specsavers and numerous private retailers including travel agents and estate agents.

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, and cities to include Peterborough and Leicester within 20 miles away. Motorway access is circa 20 miles West at Junction 21a, via the A46 from Melton Mowbray.

Terms

The property is to be let by way of a new lease for a minimum of 3 years on internal repairing terms. The initial rent is set at £10,000 per annum and a deposit equal to 3 months rent will be required.

There is a service charge payable in addition to cover the cost of buildings insurance, maintenance, cleansing and lighting of common parts and generally the cost of managing the whole arcade.



Viewing and Further Information

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