



9 High Street, Oakham, Rutland, LE15 6AH

- * Prime town centre office premises
- * Arranged over Ground and First Floor
- * Net Area: 772 Ft² (71.72 m²)
- * GF Reception and 3 Offices on FF
- * Ground Floor Display window



Location

This office located on Oakham High Street and has Ground Floor display windows and First Floor offices.

Oakham is a popular Market town and boasts to be 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.

The property is located just off the market square in a highly prominent position

Property Description

The property is a 2 storey property with split level areas across the first floor levels.

With reception to the ground floor having display windows directly on to High Street and stairs and first floor landing and w/c and Kitchenette.

The first floor landing offers access to an open plan middle floor and access to 3 private office spaces one of which has borrowed light only

Accommodation

Ground Floor:	138 Sq.Ft	(12.80 m.Sq)
First Floor:	594 Sq.Ft	(56.18 m.Sq)
Kitchen:	40 Sq.Ft	(3.70 m.Sq)
WC		
TOTAL:	772 Sq.Ft	(71.72 m.Sq)

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.

Terms

The property is available on a new Internal Repairing & Insuring lease, term to be agreed. The rental is set at £10,000 per annum, no VAT. A 3 month rent deposit will be required. The landlord will insure the building and the tenant will pay a proportion of the cost.

Rates

The currently rateable value is £5,600 per annum, interested parties are advised to speak to Rutland County Council for rate relief options.

VAT

We are advised that the property has not been elected for VAT.

Legal Costs

The ingoing tenant is to be responsible for the Landlord's reasonable legal costs in this matter which are likely to be circa £500+ VAT

Viewing

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Parking

There is no parking with the office. Council short and long term parking is available in Burley Road, less than a 5 minute walk. On road parking is on High Street and in the marketplace. A Taxi rank in immediately outside the entrance door and a Bus Stop opposite.



Contact Details

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 Station Approach
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 LE15 6RA

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