



## 9 High Street

Oakham High Street, Oakham, LE15 6AH

**High Street Oakham. Suitable for  
Retail/Beauty or Offices. GF  
Reception plus FF Rooms. Rent  
£10,000 pa**

**772 sq ft**  
(71.72 sq m)

- Arranged over Ground and First Floor
- Net Area: 772 Ft<sup>2</sup> (71.72 m<sup>2</sup>)
- GF Reception and 3 Offices on FF
- Ground Floor Display window
- Prime Location close to Market Square

# 9 High Street, Oakham High Street, Oakham, LE15 6AH

## Summary

<b>Available Size</b>	772 sq ft
<b>Rent</b>	£10,000 per annum
<b>Rateable Value</b>	£5,600
<b>Service Charge</b>	Upon Enquiry
<b>Car Parking</b>	No parking is included with the property
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	G (152)

## Description

The property is a 2 storey property with split level areas across the first floor. With reception to the ground floor having display windows directly on to High Street and stairs to the first floor landing with 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. There is a basement for storage of non perishable goods.

## Location

This office is on Oakham High Street and has Ground Floor display window and First Floor offices. The property is located just off the market square in a highly prominent position

## Accommodation

Name	sq ft	sq m	Availability
Ground - Reception	138	12.82	Available
1st - Offices and Display Area	594	55.18	Available
1st - Kitchen	40	3.72	Available
<b>Total</b>	<b>772</b>	<b>71.72</b>	

## Viewings

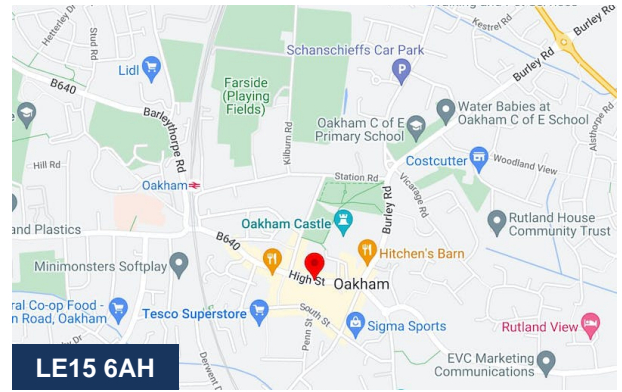
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Terms

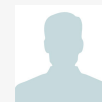
The property is available on a new Internal Repairing and Insuring lease, term to be agreed. The rental is set at £10,000 per annum, no VAT. A 3 month rent deposit will be required. The landlord will insure the building and the tenant will pay a proportion of the cost.

## Services

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



## Viewing & Further Information



**Keith Pepperdine**

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