



34 High Street

Oakham, LE15 6AL

Prime Retail Unit - Oakham High St

850 sq ft
(78.97 sq m)

- 850 Sq Ft Retail space plus Kitchen/Storage
- Considered to be the oldest building in Oakham
- Prime location next to pedestrian crossing
- Now vacant and available immediately

34 High Street, Oakham, LE15 6AL

Summary

Available Size	850 sq ft
Rent	£15,000 per annum
Rates Payable	£6.90 per sq ft
Rateable Value	£11,750
EPC Rating	EPC exempt - Listed building

Description

The Building is believed to be Oakham's oldest building dating back to the 13th or 14th Century. Built of stone beneath a Westmorland Slate roof, the property is Grade II* listed.

Location

No 34 occupies a prime location on Oakham High Street adjacent to a pedestrian crossing and surrounded by other retail outlets including Boots the Chemist, Boots Opticians, HSBC Bank, numerous private retailers and opposite the Victoria Hall.

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.

Accommodation

Name	sq ft	sq m	Availability
Unit - Ground floor retail unit	850	78.97	Available
Total	850	78.97	

Terms

The property is available by way of a new 5 year FRI Lease. The passing rent is £15,000 per annum. A 3 month rent deposit will be required and rent is paid quarterly in advance. The Landlord will insure the building with the tenant reimbursing a proportion of the premium.

Accommodations

Occupying 3 units, each with its own door onto High Street the Shop comprises a total of 850 Sq Ft retail space plus 187 Sq Ft of Kitchen and Storage space. There are 3 night storage heaters. A combined Kitchen and Storage space to the rear and a separate WC.

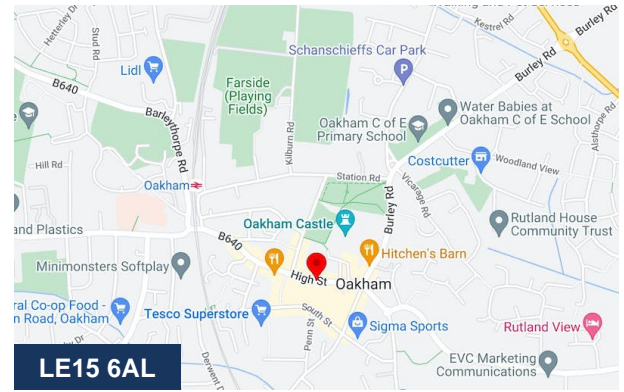
The First Floor is currently vacant and could be leased with the shop. Originally the building had an internal staircase linking the 2 floors and the Heritage department within the Council would be happy to see this staircase re-instated (Subject to listed Building Consent). The First Floor is currently accessed by an adjoining door off the High Street

Amenities

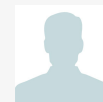
Being on the High Street, all local amenities are immediately available. The bus station is approximately 2 minutes walk and the train station 5 minutes walk.

Services

We are advised that all mains services with the exception of gas are connected to the



Viewing & Further Information



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property. These services have not been inspected or tested by the agent.

Outgoings

According to the VOA website the Ratable Value for Flores House, 34 and 34a High Street is £16,950. Rutland County Council apply a multiplier of between 0.48 and 0.493 pence in the pound dependant on the business. Small business have a multiplier rate of £48p in the pound. Specific enquiries should be made to Rutland County Council on

VAT

We are advised that VAT will be chargeable on the Rent and Landlords Insurance contributions required.

Legal Costs

The ingoing tenant will contribute £500 Plus VAT towards the Landlords legal fees

Parking Notes

There is no parking allocated or associated with the property. Long stay permits are available in Church St Car Park, a 2 minute walk. There is 1 hour parking for visitors on High Street and Church Street.

Viewing

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