



2 Melton Road

Shop and Café, Oakham, LE15 6BH

High Profile retail unit in prime location in Oakham Town

Rent £13,500 per annum (NO VAT) for a new 5 year lease.

555 sq ft
(51.56 sq m)

- Ground Floor Retail/Café and First Floor Seating Area with Kitchen and Wc's
- New 5 Year lease - Rent £13,500 Ready to trade immediately
- Surrounded by other Commercial/Retail outlets
- Cafe F&F equipment available by separate negotiation
- 3 bedroom living accommodation could be available separately

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Summary

Available Size	555 sq ft
Rent	£13,500 per annum
Rateable Value	£7,900
Car Parking	There is no parking with the property.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

A stone built 3 storey property in Melton Road. The ground floor of the property is currently operating as a health food outlet and café with additional seating to the first floor. The Kitchen and Wc's are on the First Floor and there is additional storage to the first and second floors that could be leased in addition if more space is required.

Location

Positioned on the corner of Melton Road and Westgate, the property is very high profile to all pedestrian and vehicular traffic from Oakham Town Centre. The bus station is in Westgate and there is a Council run car park nearby along with on road parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail/Café	355	32.98	Available
1st - Retail/Café	200	18.58	Available
Total	555	51.56	

Viewings

Viewing is strictly by prior appointment with the agents P&F Commercial on 01664 431330 or via email:

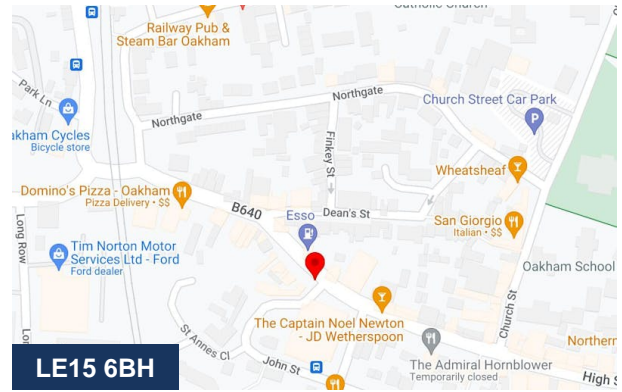
Office@pandfcommercial.com

Terms

A new lease will be granted for a 5 year terms with breaks and reviews to be agreed. The rent has been set at £13,500 per annum with a deposit equal to 3 months rent being held for the term of the lease. The Landlord will insure the building and the tenant will reimburse a proportion based on Square Footage occupied. Fixtures and fitting could be available by separate negotiation.

Services

We understand that all main services are connected. These services have not been tested by the agent.



Viewing & Further Information

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