



## Retail unit

2-4 Church Street, Oakham, LE15 6AA

**Retail unit To Let - Ground and First  
Floors - Oakham Town Centre  
Rent £27,500 pa + VAT**

**2,098 sq ft**  
(194.91 sq m)

- Totalling 2,098 sq ft to the Ground and First floor trading space
- Passing rent - £27,500 per annum plus VAT
- All uses considered STPP
- Serving counter, Wc's and additional facilities installed.
- Available immediately

# Retail unit, 2-4 Church Street, Oakham, LE15 6AA

## Summary

<b>Available Size</b>	2,098 sq ft
<b>Rent</b>	£27,500.00 per annum
<b>Rateable Value</b>	£21,000
<b>Service Charge</b>	A service charge for maintenance of the communal courtyard and the bin area is applicable
<b>Car Parking</b>	There is no parking with the Unit
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

The premises forms the ground and first floor of a brick and rendered property constructed in the last 20 years. With access to both the front of the property off the pavement and at the rear from a shared courtyard.

On the ground floor is currently a counter, kitchen area and Wc, while on the first floor is open plan with an office/store and 2 Wc's. All of these areas could be used for retail space in the future. The first floor can be separately accessed.

## Location

The property is located on Church Street close to its junction with High Street in the centre of the established retailing area of the town. Oakham is the county town of Rutland and has facilities that serve the local community. The property has free on-street parking in front of the subject premises as well as being on the access road to one of the principal pay and display car parks for the town.

## Accommodation

The accommodation comprises the following areas:

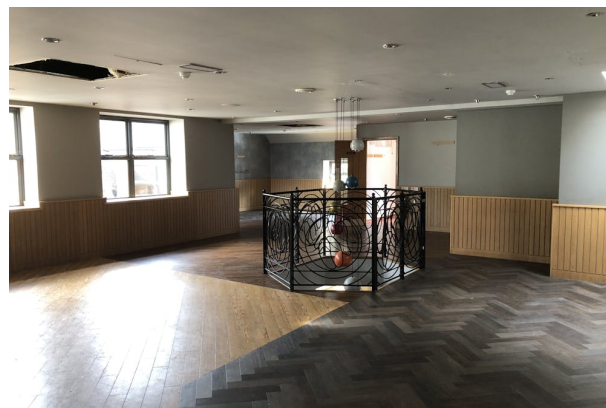
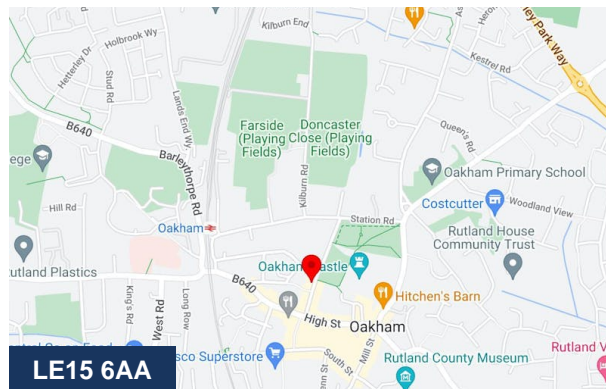
Name	sq ft	sq m	Availability
Ground - Primary Trading Area	980	91.04	Available
1st - Trading Space	1,118	103.87	Available
<b>Total</b>	<b>2,098</b>	<b>194.91</b>	

## Viewings

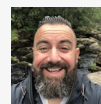
Viewing by appointment with the Agent P&F Commercial on 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Terms

Offered for let on a new fully repairing and insuring lease with terms to be agreed - The rent for year 1 is £27,500 plus VAT. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance and a service charge is applicable for the upkeep and maintenance of the courtyard.



## Viewing & Further Information



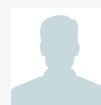
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