



## 8 The Maltings

Mill Street, Oakham, LE15 6EA

**Double fronted Retail Unit in  
Oakham Town Centre.**

**Ideal for Nail Bar/Beauty £7,950 pa  
+ VAT**

**363 sq ft  
(33.72 sq m)**

- Prime Retail Unit in Oakham in Courtyard of similar shops
- Double fronted display windows with recessed door
- 363 Sq Ft total Retail space
- Popular retail location off Mill Street
- Available now
- Open plan space with store room and w/c to the rear.

# 8 The Maltings, Mill Street, Oakham, LE15 6EA

## Summary

<b>Available Size</b>	363 sq ft
<b>Rent</b>	£7,950.00 per annum
<b>Rateable Value</b>	£6,600 As per the 2023 valuation
<b>Service Charge</b>	£1,000 per annum Communal areas maintenance, including painting & decorating, landscaping and Christmas lighting. Fixed for 2 years
<b>Car Parking</b>	Parking on Mill street and Pay and Display Car Parks nearby
<b>VAT</b>	Applicable
<b>Legal Fees</b>	A contribution of £750 + VAT towards the lease drafting fees will be payable by the ingoing tenant.
<b>Estate Charge</b>	£300 per annum Contribution to Building insurance. May change annually
<b>EPC Rating</b>	B (33)

## Description

A purpose-built ground floor retail unit with excellent window frontage and high ceilings. We are looking for a retail use similar to the previous uses as a men clothes and suit hire shop and a vinyl record store who have moved next door.

## Location

A double fronted retail unit in The Maltings which is located just off Mill Street, a popular retail shopping Street in the Centre of Oakham. 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Retail Unit	363	33.72	£7,950 /annum	Available
<b>Total</b>	<b>363</b>	<b>33.72</b>		

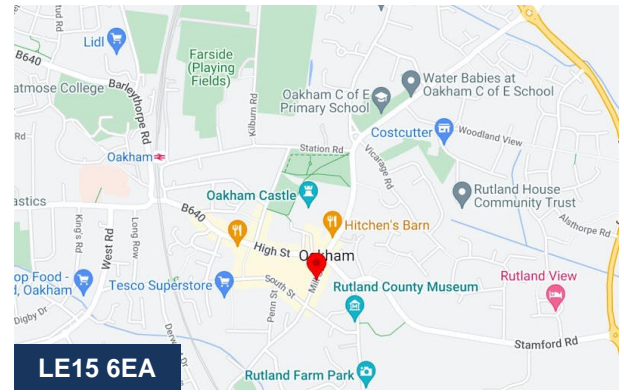
## Viewings

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

## Terms

Offered for let on a 5-year lease with 3 yearly rent reviews. Initial passing rent of £7,950 + VAT. Rent is paid quarterly in advance on quarter days and a 3 month rent deposit will be required. There is a service charge of £1,000 + VAT per annum paid quarterly with the rent. Building insurance for The Maltings is arranged by the landlord and reimbursed by the tenant as a proportion for the space rented. Insurance for 2024 is £300.

Break clauses and incentives maybe considered for the right applicant.



## Viewing & Further Information



**Keith Pepperdine**

01664 431330

keith@pandfcommercial.com