



Storage Unit

10a, Melton Road, Oakham, LE15 6AY

Workshop/Store in Oakham Town Centre

Rent £3,600pa NO VAT

369 sq ft
(34.28 sq m)

- 369 Sq Ft Workshop/Storage
- Single Storey/Vaulted Ceiling with potential for storage in the Eaves
- Previously used for retail and distribution.
- Roller shutter security door
- Oakham Town Centre, close to Rail and bus Station
- Single Phase Electrics
- 1 Parking Space

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Summary

Available Size	369 sq ft
Rateable Value	£1,825 Qualifying Businesses will be entitled to small business rate relief.
Car Parking	1 Parking space is allocated immediately outside the roller door
VAT	Not applicable
Legal Fees	Ingoing tenant to contribute £250 + VAT to the Landlords administration costs.
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

A single Storey building constructed of brick beneath a tile covered roof. Internally, the roof is vaulted giving the possibility of additional upper storage if required. A roller shutter door provides security to the double doors. There is rear access to a private courtyard (Shared with others) where a WC and additional store room can be found.

Please note there are steps down from the access drive so the property is not suitable for forklift deliveries or car storage.

Location

Positioned just off Oakham High Street behind shops and Fast Food Outlets, the workshop could be used for Retail or Storage purposes. Surrounded by a range of Retail outlets and within walking distance of the Bus station and Rail Station the property has excellent potential for a variety of uses.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Open Workshop/Storage	369	34.28	£3,600 /annum	Available
Total	369	34.28		

Viewings

Viewing by appointment with the Sole Agents P&F Commercial on 01664 431330 or email to office@pandfcommercial.com

Terms

Rent has been set at £275 pcm (£3,600 per annum) and there is No VAT. Rent is paid quarterly in advance. A rent deposit of 3 months rent will be required. The Landlord will insure the building and the tenant will refund the premium annually on demand.

Planning

Current planning consent is for a storage warehouse. Previous uses include bicycle repairs and retail/distribution of pumps and accessories.



Viewing & Further Information



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