



36 High Street
Oakham, LE15 6AL

High Street Retail Outlet - Oakham
Town Centre

Rent £18,000 per annum

936 sq ft
(86.96 sq m)

- High Street Retail unit
- 936 Sq Ft over 2 floors
- 355 Sq Ft Ground Floor Retail (Plus Kitchen, WC and Store)
- 2 Offices plus Wc to the FF
- 5.5m Window display frontage
- All uses considered Subject to Planning
- Small, enclosed rear Yard

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Summary

Available Size	936 sq ft
Rent	£18,000.00 per annum
Rateable Value	£12,750
Car Parking	There is no parking with the property
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (81)

Description

A 2 storey brick built property under a slate covered roof with full width window display. The Ground Floor is set out as a retail space with Kitchen, WC and downstairs store Cupboard and the FF is set out as 2 individual office spaces plus Wc and Cloaks. Gas fired radiator heating plus aircon unit to the Ground Floor. The rear doors and windows have recently been replaced with Upvc double glazed units and the Ground Floor Kitchen and separate Wc have recently been installed.

Location

Positioned on Oakham High Street and surrounded by other retail outlets including Hairdresser, Pet Care shop, Vape shop and Delicatessen/Cafe with the pedestrian crossing nearby and Electrical, Clothes and food outlets plus Victoria Hall opposite .

Accommodation

The accommodation comprises the following areas: GF Retail space 6.7m x 5.92m overall with Kitchen, WC and downstairs Store. Small rear yard. 2 First Floor Offices plus Wc and Cloaks, Office 1 - 218 Sq Ft and Office 2 - 105 Sq Ft

Name	sq ft	sq m	Availability
Ground - Retail Outlet	468	43.48	Available
1st - Office	468	43.48	Available
Total	936	86.96	

Viewings

Viewing by prior arrangement with the Sole Agents P & F Commercial 01664 431330 or by email: office@pandfcommercial.com. Monday to Friday working hours only.

Terms

A new FRI lease will be created for a 5 year term with a 3 year review. Rent has been set at £18,000 per annum (No VAT) A deposit equal to 3-months rent will be required and the Landlord will arrange the Buildings Insurance with the cost covered by the tenant. Rent is paid quarterly in advance. Tenants will be liable for their own utilities and business rates.

Parking

There is no parking with the property. On street parking on High Street and Church Street with public Car Park in Church Street.



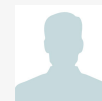
Viewing & Further Information



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