



4 Melton Road

Oakham, LE15 6AY

**Retail Outlet in Oakham Town
Centre**

Rent £6,600 per annum

456 sq ft
(42.36 sq m)

- Retail outlet on Oakham's main street.
- Well located and surrounded by other food and retail outlets.
- Kitchenette and Wc plus storage to the rear.
- Additional storage or office to the first floor.
- Available June/July 2024

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Summary

Available Size	456 sq ft
Rent	£6,600.00 per annum
Rateable Value	£3,550
Car Parking	There is no parking with the property. Road parking and public car park nearby
VAT	Not applicable
Legal Fees	Each party to bear their own costs. Tenant will contribute £500 to the landlords administration costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Stone built property beneath a slate covered roof.
Retail outlet with full width display window and first floor storage. Wc and Kitchenette.
The entrance doors leads directly in to the retail space with a storage area to the rear which includes the Kitchenette and the WC. There is a rear yard for bin storage.

Location

Positioned on Melton Road which is a continuation of High Street in central Oakham, the property adjoins a cafe and other food outlets and is opposite Wetherspoons and other retail/Service providers such as barbers.

Accommodation

The accommodation comprises the following areas: Ground Floor Retail outlet 3.76m deep x 3.52m wide. Ground Floor storage and WC First Floor Storage 4.78m x 3.76m

Name	sq ft	sq m	Availability
Ground - Retail	162	15.05	Available
Ground - Storage	96	8.92	Available
1st - Storage/Office	198	18.39	Available
Total	456	42.36	

Viewings

Viewing strictly by prior arrangement with the agents P & F Commercial on 01664 431330 or email to office@pandfcommercial.com

Terms

A new Full Repairing and Insuring lease will be created on a 5 year term with 3 year review and break to be agreed. Rent has been set at £550 per month (£6,600 per annum). A deposit equal to 3-months rent will be required and there will be a contribution to the Buildings Insurance arranged by the landlord. Rent is paid quarterly in advance.



Viewing & Further Information



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