



2 Old Station Yard

Ashwell, Oakham, LE15 7SP

Versatile unit TO LET in Ashwell

**Suitable for Office, Workshop or
storage use in convenient location.**

£5,750 + VAT per annum

508 sq ft
(47.19 sq m)

- Available October 2024
- Multi use retail, office space and/or workshop space
- Single welfare facility
- 2 Parking spaces included
- Personnel entrance door with glazed side panels
- Units are individually metered
- All uses considered subject to change of use if required.

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Summary

Available Size	508 sq ft
Rent	£5,750 per annum
Rateable Value	£3,400
Service Charge	Applicable for septic tank management and waste removal.
Car Parking	2 allocated spaces
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (84)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Multi use retail and/or office space	508	47.19	Let
Total	508	47.19	

Description

Located within Old Station Yard, Ashwell - Unit 2 is a versatile ground floor retail/ office & workshop space with a single central personnel entrance door with glazed side panels, the unit is a blank canvas and could host a multitude of uses.

Location

Situated just off the Whissendine Road on the outskirts of the popular Rutland village of Ashwell. The estate offers a mix of current occupiers. The nearest town is Oakham approximately 2 miles directly to the South, Ashwell offers easy access to the A1 vi a Cottesmore and Greetham approximately 4 miles to the East.

Terms

Offered for let on new 5 year fully repairing and insuring leases - The quoted rent is £5,750 + Vat. A deposit equal to 3-months rent plus Vat will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord.

Viewings

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

Services

We are advised that mains Water and Electricity are connected to the property. Units are individual metered. These services have not been tested by the agent.

Service charge

A single annual service charge will be applied towards the maintenance and emptying of the recently replaced and updated communal septic tank, this cost is split between all 6 tenants. Price to be confirmed but estimated at circa £400 per annum



Viewing & Further Information

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