



8 Market Street

Oakham, LE15 6DY

Prime Retail Unit on Market Street in Oakham - £8,500 per annum plus VAT

250 sq ft
(23.23 sq m)

- 250 Sq Ft of open plan retail space
- £8,500 Per annum +VAT
- Double fronted windows to Market Street.
- Electric heating
- Oakham Town Centre
- Operator Toilets
- Available from 1st August 2024

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Summary

Available Size	250 sq ft
Rent	£8,500 per annum + VAT
Rateable Value	£8,100 Based on the 2023 Valuation
Car Parking	Parking is available in market square and pay and display car parks.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (80)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Retail unit	250	23.23	Available
Total	250	23.23	

Description

A double fronted retail unit with large single glazed windows either side of the recessed entrance door. The unit is open planned with a trade space of 250 sq ft, electric heating is fitted with operator toilet to the rear.

Location

8 Market Street occupies a prime location just off Oakham High Street and adjacent to a hub of other local retailers. Oakham is 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, and cities to include Peterborough and Leicester within 20 miles away. Motorway access is circa 20 miles West at Junction 21a, via the A46 from Melton Mowbray.

Specification

Internally the retail unit measures 5.5m x 4.5m overall with the operator Wc reducing the trade space to the 250 Sq Ft.

Terms

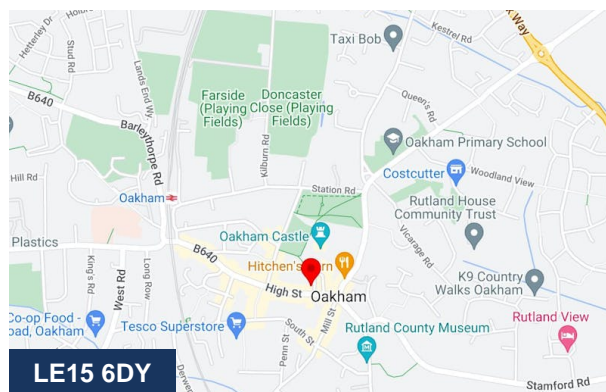
Offered for let on a new fully repairing and insuring lease - the rent will be £8,500 plus VAT per annum. A deposit equal to 3-month rent + VAT will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance

Viewings

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' services are connected to the property. These services have not been inspected or tested by the agent.



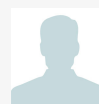
Viewing & Further Information



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