



## Victoria Hall - Serviced office space

39 High Street, Oakham, LE15 6AH

**Excellent well appointed office  
space to Let - Oakham Town Centre**

**£710 PCM + VAT**

**500 sq ft**  
(46.45 sq m)

- Direct access onto Oakham High Street
- Display window to High Street
- Popular well known building
- Available immediately
- All E class uses considered to include retail, leisure, wellness/treatment

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## Summary

<b>Available Size</b>	500 sq ft
<b>Rent</b>	£710 per month
<b>Business Rates</b>	Small Business Rates Relief may apply subject to status
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (100)

## Description

The Victoria Hall is located in the centre of the lovely, traditional English market town of Oakham in the County of Rutland. Known as The Agricultural Hall from its construction, the building was utilised as a meeting place and library for Rutland's farmers. In 1899 the name was changed to The Victoria Hall and the hall was formally established as a charity.

## Location

No 39 occupies a prime location on Oakham High Street adjacent to a pedestrian crossing and surrounded by other retail outlets including Boots the Chemist, Boots Opticians, and numerous private retailers.

Oakham is a popular Market town and 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.

## Accommodation

The accommodation comprises the following areas: The offices have use of the communal Kitchen and Wc's shared with the other office users and retail outlets who use Victoria Hall on a permanent or temporary basis.

Name	sq ft	sq m	Availability
Ground - Ground floor office with shared facilities	500	46.45	Available
<b>Total</b>	<b>500</b>	<b>46.45</b>	

## Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Terms

Offered for let on 12 month rolling licenses - The rent of £710 per month is inclusive of all bills with the exception of business rates, which the payable amount should be exempt subject to the tenant being eligible for the small business rate relief offered by the local authority.



## Viewing & Further Information

**Ben Freckingham**

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