



42 High Street

Oakham, LE15 6AL

**1,494 Sq. Ft retail unit on the
popular Oakham High Street**

1,494 sq ft
(138.80 sq m)

- Currently with E planning for retail use
- Ground floor is split into 2 rooms, with ancillary space
- First and second floors comprise offices or store rooms
- Available now with a 6 year lease term
- Passing rent - £20,000 per annum

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Summary

Available Size	1,494 sq ft
Rent	£20,000 per annum
Rates Payable	£5.43 per sq ft
Rateable Value	£16,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (124)

Description

A 3 storey brick built property under a pitched tiled roof, the property has a range of original character features.

Ground Floor

Retail zone A - 29 Sq m - 312 Sq ft

Retail zone B - 13 Sq m - 140 Sq ft

Ancillary store and side access for deliveries

First Floor

office - 21 Sq m - 226 Sq ft

kitchen - 11.4 Sq m - 122 Sq ft

floor store room and w/c

Second Floor

offices x 2 - 35.9 Sq m - 386 Sq ft

Location

Oakham is a popular Market town and boasts to be 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:

Name	sq ft	sq m	Availability
Building - 3 storey building to let - retail ground floor	1,494	138.80	Available
Total	1,494	138.80	

Viewings

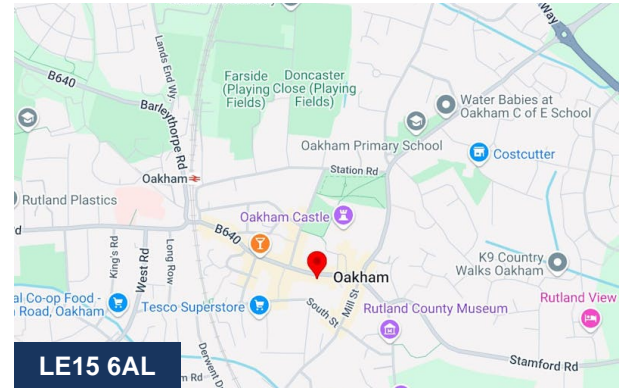
Viewing is strictly by prior appointment via the sole agents P&F Commercial Tel:

01664 431330 or via email

office@pandfcommercial.com

Terms

The property is offered for let on a new 6 year lease at an initial passing rent of £20,000 per annum plus VAT. The lease will be fully repairing and insuring, interested parties are advised a new roof was put in place in the last 5 years.



Viewing & Further Information

Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com

