



Melton Road,
Oakham, Rutland, LE15 6AY

NEWTONFALLOWELL 

**Melton Road,
Oakham, Rutland, LE15 6AY
Guide Price £160,000 Freehold**

Set a stone's throw from Oakham's Train Station and Local Amenities is this unique three storey mixed-use property offering a perfect opportunity for someone to upgrade and utilise a ground floor commercial unit with a self-contained one-bedroom duplex apartment to the first and second floors. The commercial unit has been successfully occupied for approximately twenty years and is now offered for sale with no onward chain.

As you approach the property from the front, the shop frontage looks onto Melton Road and has a single door leading into the main trading area with a large window overlooking the street scene. The main area has useful storage and a separate WC. A door from this area leads into a further enclosed space with a door leading out to the rear courtyard and a further office space. The rear courtyard is fully enclosed and has two storage outhouses and a gate leading to the Westgate Car Park.

The self-contained duplex apartment is accessed from the middle lobby and has stairs leading to the first-floor landing. From the landing you have a kitchen, living room and separate shower room. A staircase then leads to the second floor where you have the double bedroom and further storage. Internal viewings are strongly recommended.



20 Melton Road - Commercial Unit

Rateable Value = £2800. Contact Rutland Council for further information

Main Trading Area

17'10 x 13'5 (5.44m x 4.09m)

WC

5'7 x 3'6 (1.70m x 1.07m)

Covered Lobby Area

18'11 x 9'4 max (5.77m x 2.84m max)

Rear Area

12'0 x 10'7 (3.66m x 3.23m)

20a Melton Road - Self Contained Duplex Apartment

Landing Area

Kitchen

8'9 x 5'7 (2.67m x 1.70m)

Living Room

13'5 x 9'7 (4.09m x 2.92m)

Shower Room

6'3 x 2'10 min (1.91m x 0.86m min)

Second Floor Landing

Bedroom

13'5 x 9'9 (4.09m x 2.97m)

Outside

To the rear of the property is an enclosed courtyard area with extra storage and locked door leading out into the Westgate car park.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Target	Present
92 plus A		Very environmentally friendly - lower CO ₂ emissions	
81-91 B		92 plus A	
69-80 C		81-91 B	
55-68 D		69-80 C	
45-54 E		55-68 D	
35-44 F		45-54 E	
21-34 G		35-44 F	
1-20 G		21-34 F	
Not energy efficient - higher running costs		1-20 G	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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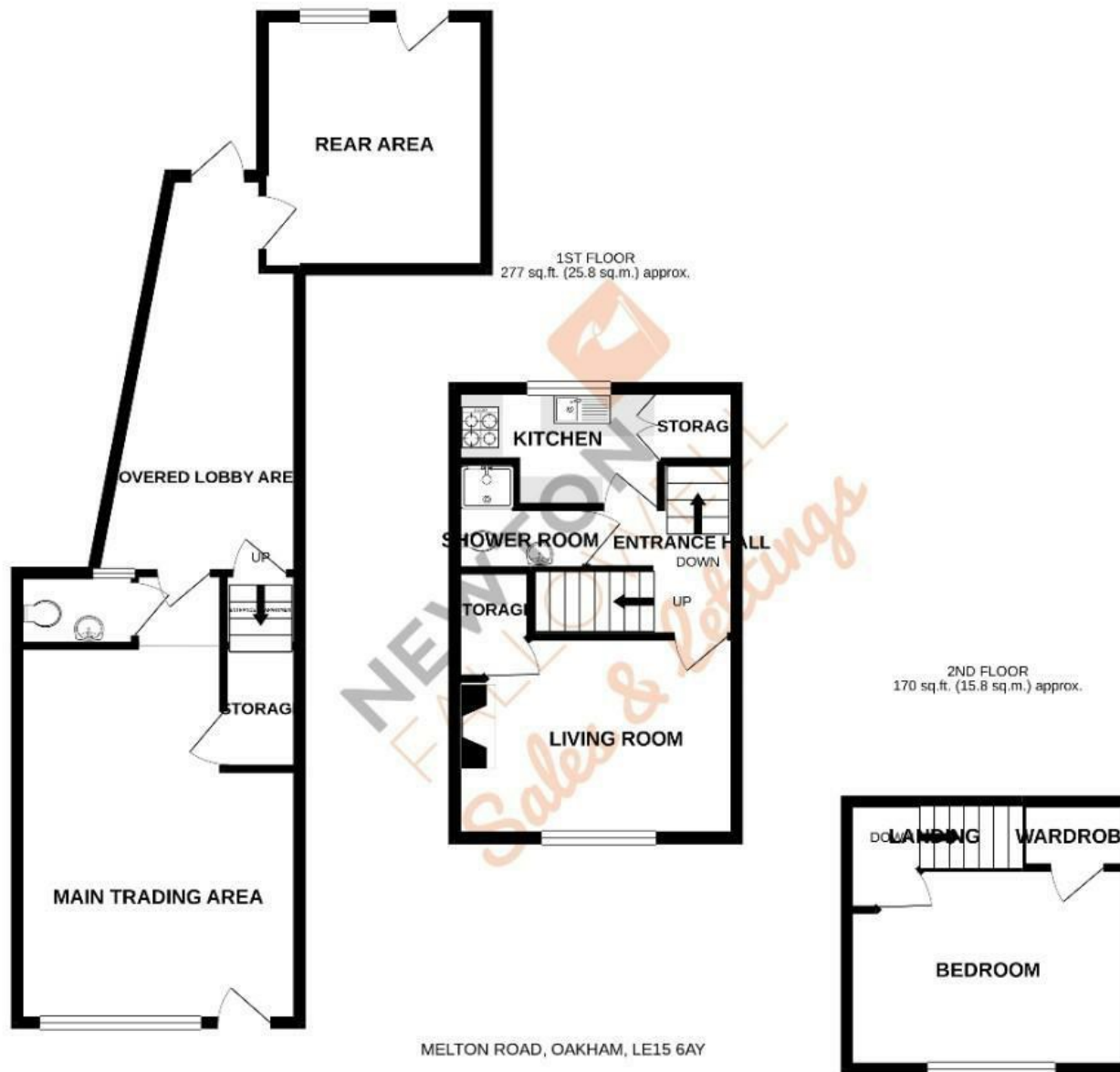
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**NEWTON
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GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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