



OAKHAM

RUTLAND COMMUNITY HUB, LANDS' END WAY,
RUTLAND, LE15 6RB

GUIDE PRICE:
£1,200,000

FABULOUS FREEHOLD OPPORTUNITY IN THE HEART OF RUTLAND

- Large site amounting to 0.7 acres (2,832 sq. m)
- Long established commercial use.
- Huge potential for alternative commercial uses or change of use to residential subject to consents.
- Major national occupiers located on neighbouring Lands' End Way commercial business areas.
- Situated 420m from Oakham Railway Station.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

A Substantial Commercial Freehold Site



The property consists of a u-shaped block of brick and slate, erected in the mid-nineteenth century as the Earl of Lonsdale's stables and converted to institutional use in the 1950s. The Gover Centre, a further block built of brick and tile, to the north of the site, was erected between 2008 and 2010, designed as a mental health day centre, but altered to office use in the later stages of construction. The entire site extends to approximately 0.7 acres sitting between Lidl Supermarket and the Larkfleet private housing estate, overlooking allotment gardens. The unbuilt parts of the site are mainly hard surfaced and marked out to provide over 50 parking spaces on the south side. There is a small garden running along the east side with a small, detached summer house.

The property has been the home of the charity Voluntary Action Rutland for over twenty years who plan to relocate to a new location on completion of the sale.

Viewing highly recommended

LOCATION: Oakham is the historic market town of Rutland known as 'The County of Good Taste' offering good shopping and leisure opportunities serving a population of circa 12,000. Oakham hosts a twice weekly stall market and monthly farmers' market and offers good bus, rail and road links located 8 miles west of the A1, connecting with Peterborough (25miles), Melton Mowbray (9.5miles), Uppingham (6miles), Stamford (11miles), Grantham (22miles) and Leicester via A47 (25miles).

SITUATION: The property is well situated adjacent to Lidl, on Lands' End Way, a busy thoroughfare linking the B640 Barleythorpe Road into the town centre and the A606 Burley Park Way bypass. This area has undergone a high level of new residential and commercial development and we continue to see new businesses opening in the Hawksmead Park and Tungsten Park areas, undergoing development of circa 25 acres of land for employment and retail use. Occupiers include M&S convenience outlet, Marstons pub, Aldi, McDonalds, Ben Burgess Tractors, alongside fully occupied Oakham Office Park and the Lands' End European headquarters. Imminently, Costa Drive-thru will join businesses fronting Lands' End Way.

ACCOMMODATION:

Approximate Areas	Gross external floor areas: Sq ft (Sq m)	Net Internal floor Areas: Sq ft (Sq m)
Volunteer Centre:	GF: 6,370 (591) FF: 1,470 (136)	GF: 3,774 (350) FF: 913 (84)
Gover Centre:	GF: 3,590 (333) FF: 2,360 (219)	GF: 2,963 (275) FF: 1,467 (136)

The offices are fitted for general administrative and community use and offer a variety of sizes of cellular space as well as some larger open meeting rooms across the two buildings. They are both heated with oil fired central heating with electricity metered and supplied from the Volunteer Centre.

OUTSIDE: The site is laid to tarmac with marked parking bays for 50 plus vehicles and has two long 6ft high brick walls along the east and west boundaries of the site. A metal gate gives access to the car park to the south side of the property.

REGISTERED TITLES: The property is split over 4 titles as follows:

- 1.LT310068
- 2.LT446118
- 3.LT474739
- 4.TBC

PLANNING: The site has established A2 (professional services) and D1 (Day Care Centre) uses both of which fall under the new Use Class E (Commercial and Business Services), therefore we believe change of use to or from the above uses to A1, A3, B1 and D2 under Permitted Development Rights may be possible. Prospective purchasers should make their own enquiries of Rutland County Council in relation to their proposed use.

We are advised that the seller has sought pre application advice for change of use of the site from Commercial to Residential use, for 10 units. A reply to this is expected in April 2022.



GENERAL INFORMATION:

VIEWING: Strictly by appointment with Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- (01664) 560181

TENURE: Freehold, vacant possession upon completion.

SERVICES: Mains electricity, water and drainage are connected. The service installations have not been tested by the agents. Prospective purchasers should make their own enquiries.

RATEABLE VALUE: £49,000.

VAT: We understand that VAT is not payable on the purchase price.

EPC: The Volunteer Centre has an Energy Performance Asset Rating **Band E**. Ref: 4208-8055-0603-1211-6557. The Gover Centre building has an Energy Performance Asset Rating **Band C**. Ref: 9946-7081-3654-3531-0938. The full EPCs are available to download at <https://find-energy-certificate.digital.communities.gov.uk/>

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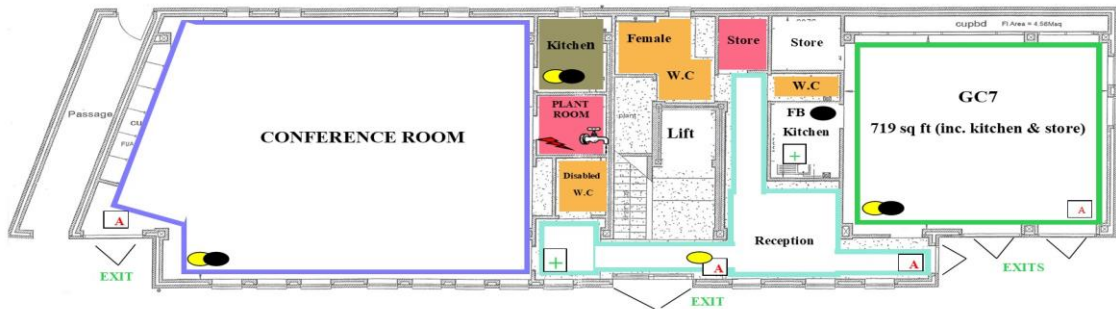
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GOVER CENTRE

- Triclass Foam
- Carbon Dioxide
- Alarm Points
- First aid Box
- Main Fuse Box
- Mains Stopcock

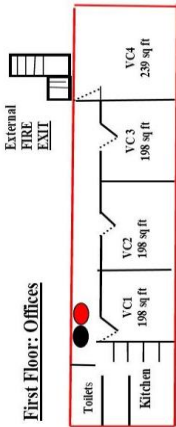


1st FLOOR



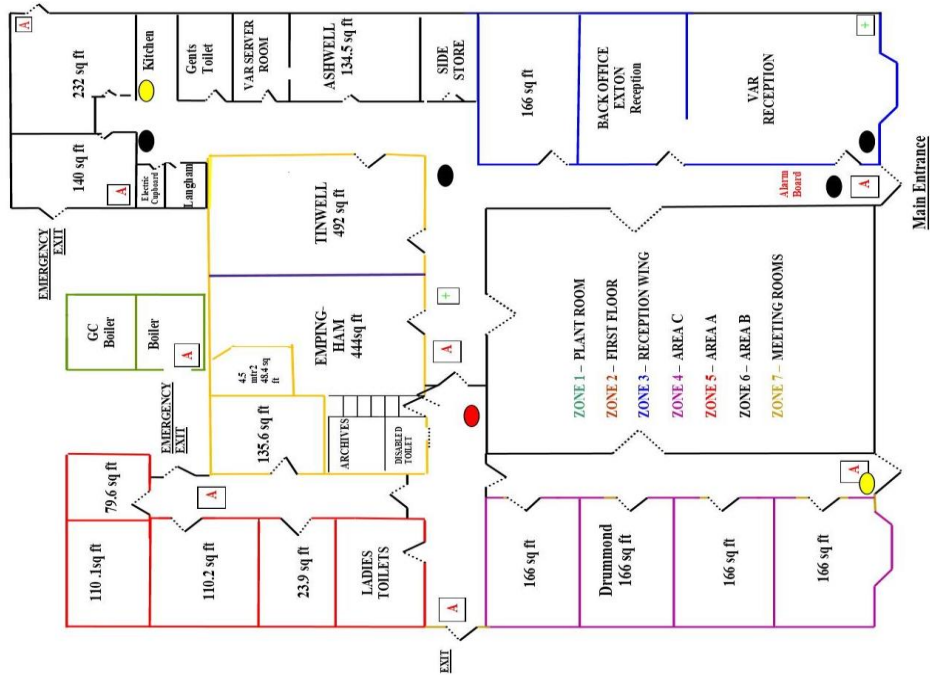
GROUND FLOOR

- Triclass Foam
- Dry Powder
- Carbon Dioxide
- Water
- Alarm Points
- First aid Box



First Floor: Offices

VOLUNTEER CENTRE FLOOR PLAN



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