

01733 897722

eddisons.com

RETAIL - TO LET

Eddisons

Incorporating Barker Storey Matthews



2 HIGH STREET, OAKHAM LE15 6AL

PRICE: £37,500 pax

190.45 sq m (2,050 sq ft)

- Excellent frontage
- Prominent location
- Large sales area and additional ancillary space
- New lease available

LOCATION

Oakham is an attractive and thriving market town of the county of Rutland. The town has a population in excess of 12,000 and a large catchment population from the surrounding villages.

The High Street is the main shopping street in the town with a good mix of national and independent retailers. Oakham benefits from good rail and road links.

DESCRIPTION

The property is in a prominent location on the corner of a High Street and Mill Street and fronting onto a busy junction being the main route into the town from the Stamford/ Uppingham direction. Mill Street is home to a number of quality independent retailers. Free on street parking is available in the immediate vicinity.

The shop has a large sales area to the front, with additional retailing area towards the back of the building giving a sales area of around 1,150 sq ft. There is an ancillary space at the rear of the building along with a garage.

ACCOMMODATION

	Sq m	Sq ft
Sales area:	106.84	1,150
Ancillary	83.61	900
Total	190.45	2,050

RENT

The rent is £37,500 per annum exclusive.

VAT

We believe that VAT will not be charged on the rent.

BUSINESS RATES

The property has a rateable value of £29,250. Rates payable are usually charged at 49.9 pence in the pound therefore giving a rates payable figure for the current year of £14,595. Interested parties are strongly advised to verify the rates payable figure with Rutland County Council.

SERVICES

Mains electricity and water are believed to be available to the property. Interested parties are however advised to make their own enquiries to the relevant service providers.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

This property has an EPC rating on D (78).

LEASE TERMS

Available on a new lease for a term to be negotiated.

VIEWING

Strictly by appointment with the agents:-

Eddisons
Incorporating Barker Storey Matthews

Gavin Hynes
01733 897722
Gavin.hynes@eddisons.com

801.179859
300124

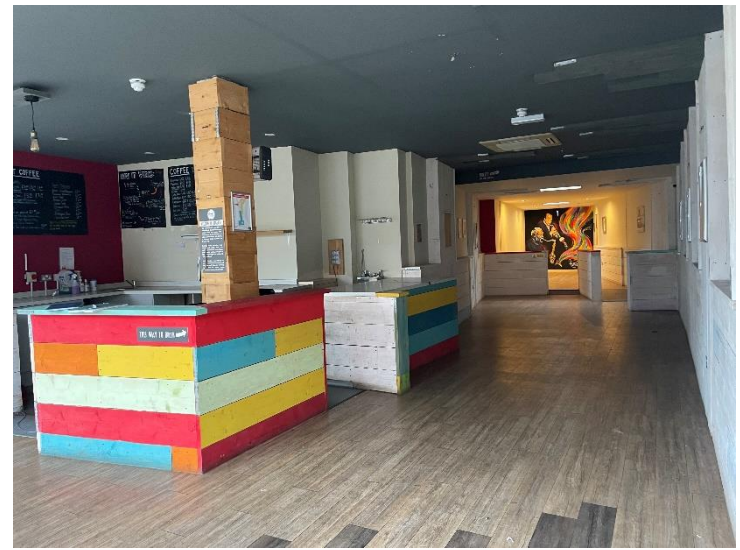
For more information, visit eddisons.com
T: 01733 897722

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Barker Storey Matthews



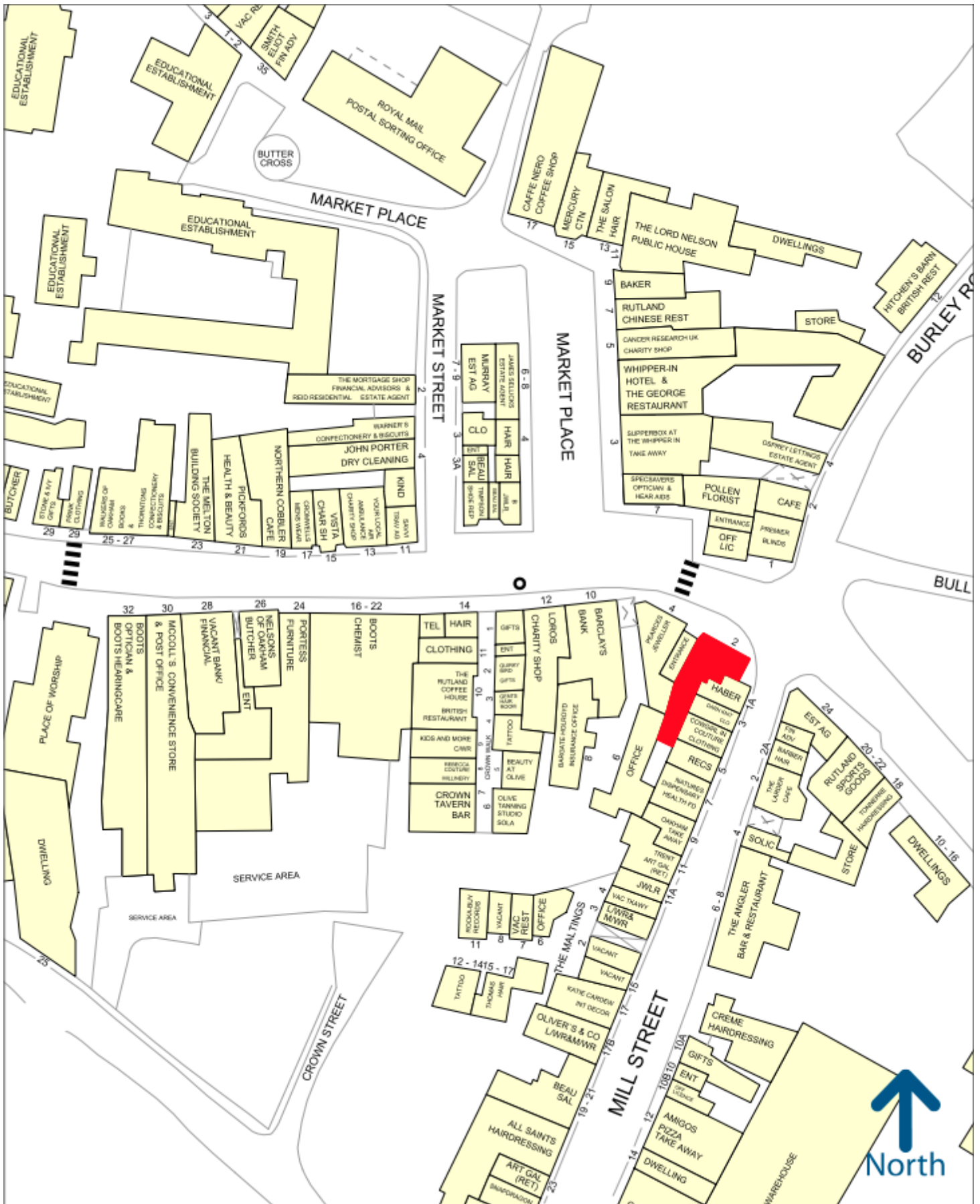
For more information, visit eddisons.com
T: 01733 897722

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Barker Storey Matthews



For more information, visit eddisons.com
 T: 01733 897722

Eddisons

Incorporating Barker Storey Matthews

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.