



18 and 18a Catmos Street, Oakham, Rutland, LE15 6HW
Asking price £345,000



Chartered Surveyors & Estate Agents

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A ground floor RETAIL UNIT with a separate duplex residential APARTMENT above located in the centre of the popular town of Oakham, in the county of Rutland.

A great investment opportunity for someone looking for a mixed use property investment or to run their own business with separate living accommodation above.

Tenure: Freehold

Council Tax Band: A (No 18a. Rutland County Council)



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18 CATMOS STREET

VACANT GROUND FLOOR RETAIL UNIT: This part of the property was formerly a hairdressing salon.

Accommodation briefly comprises:

- Open-plan Retail Shop extending to approximately 790 sq. ft.
- Kitchenette / Staff Room to the rear
- WC

ACCOMMODATION IN DETAIL:

GROUND FLOOR

Open-plan Retail Shop 7.01m x 4.83m + 7.16m x 3.25m + 4.67m x 3.51m (23'0" x 15'10" + 23'6" x 10'8" + 15'4" x 11'6")

This area is open plan and narrows towards the rear extending in total to approximately 790 sq ft.

Ceramic tiled floors, recessed ceiling spotlighting and electric heating.

Kitchenette / Staff Room 3.35m x 1.65m (11'0" x 5'5")

There is a fitted kitchen with fitted stainless steel sink unit, tiles to walls and a hot water cylinder.

WC

Fitted low level WC and wash hand basin.

18a CATMOS STREET

APARTMENT: A residential duplex Apartment with accommodation arranged over three storeys. The

accommodation benefits from gas fired central heating system and UPVC double glazing and briefly comprises:

GROUND FLOOR: Entrance Hall, Kitchen, Shower Room;

FIRST FLOOR: Sitting Room, Bedroom One (double);

SECOND FLOOR: three further Bedrooms (1 double, 2 single).

ACCOMMODATION IN DETAIL:

GROUND FLOOR

This part of the property is accessed from the rear elevation.

Entrance Hall 0.91m x 5.61m (3'0" x 18'5")

Entrance door, radiator, tiled floor, staircase leading to first floor.

Shower Room 1.80m x 2.04m (5'11" x 6'7")

White suite comprising low level WC, pedestal hand basin and corner shower cubicle with wall mounted shower.

Tiled walls, tiled floor, upright stainless steel radiator, extractor fan, window to rear elevation.

Kitchen 1.85m x 3.33m (6'1" x 10'11")

White fronted floor and wall mounted units, grey granite effect work surfaces with tiled splashbacks, inset sink, built-in electric oven and four ring electric hob with extractor hood above. Plumbing for washing machine, WORCESTER gas central heating boiler, tiled floor, roof light.

Storage Area 1.68m x 0.97m (5'6" x 3'2")

Accessed off Kitchen.

FIRST FLOOR

Landing 1.60m x 3.33m (5'3" x 10'11")

Stairs leading to second floor, window to rear elevation.

Sitting Room 4.95m x 3.73m (16'3" x 12'3")

Radiator, two windows to Catmos Street.

Bedroom One 3.25m x 3.33m (10'8" x 10'11")

Radiator, window to rear elevation.

SECOND FLOOR

Landing 0.84m x 0.91m + 2.36m x 0.94m (2'9" x 3'0" + 7'9" x 3'1")

Bedroom Two 2.62m x 2.67m (8'7" x 8'9")

Radiator, window to Catmos Street.

Bedroom Three 2.34m x 3.73m (7'8" x 12'3")

Radiator, window to Catmos Street.

Bedroom Four 3.96m x 3.56m (13'0" x 11'8")

Fitted double cupboard, radiator, window to rear elevation.

SERVICES

Mains Water, Electricity and Drainage are connected. Telephone installed.

None of the services, fittings, or appliances (if any)

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heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

ENERGY RATING

No 18 - Catmos Street, Oakham - 87/D
No 18a Catmos Street, Oakham - 56/D

COUNCIL TAX / RATEABLE VALUE

Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.



Ground Floor Retail Shop



Ground Floor Retail Shop



Shower Room



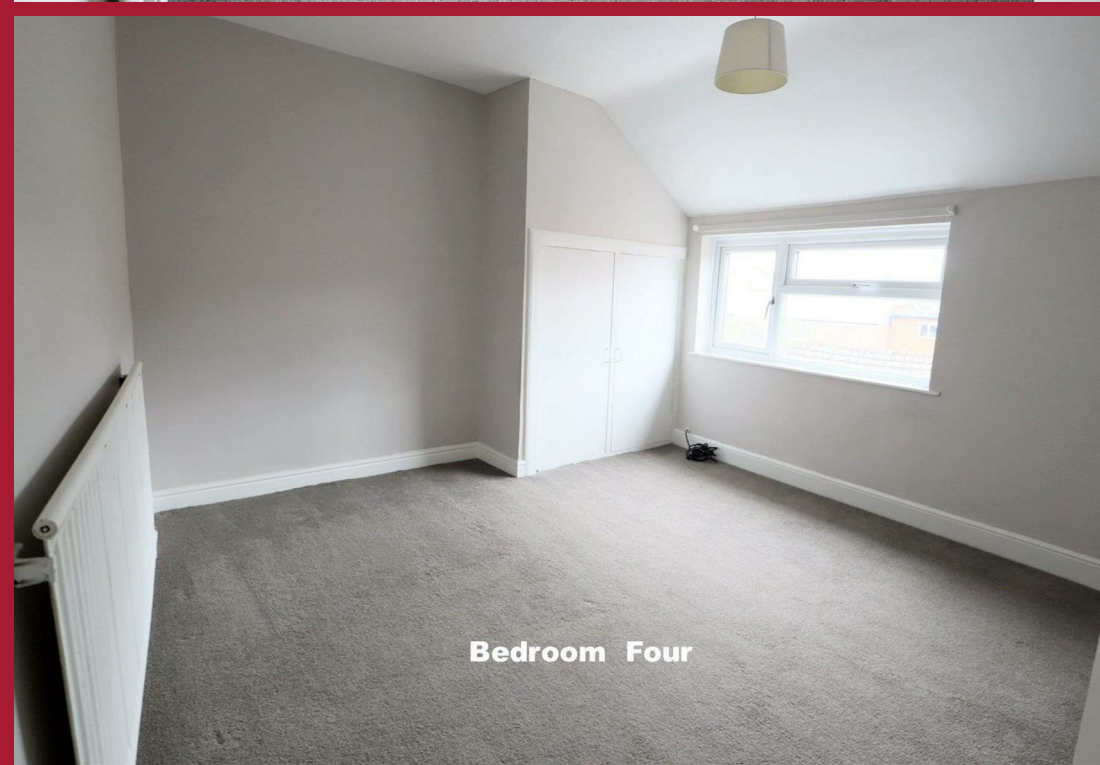
Bedroom One



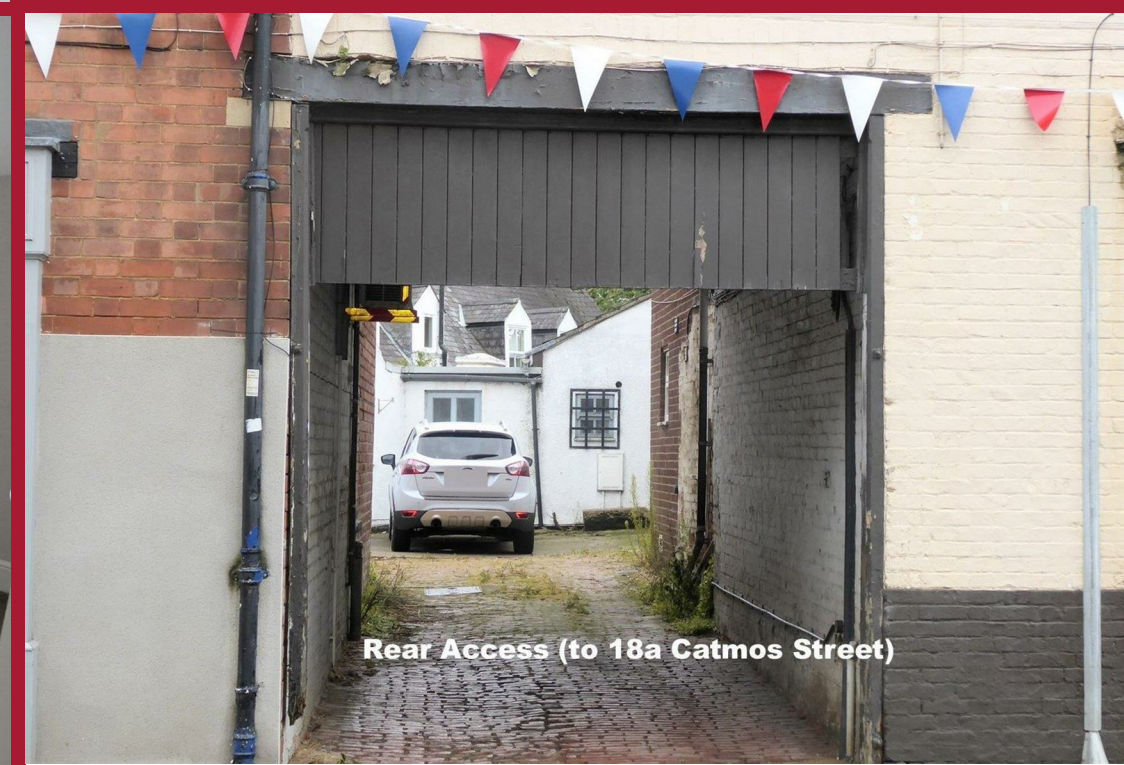
Bedroom Two



Bedroom Three

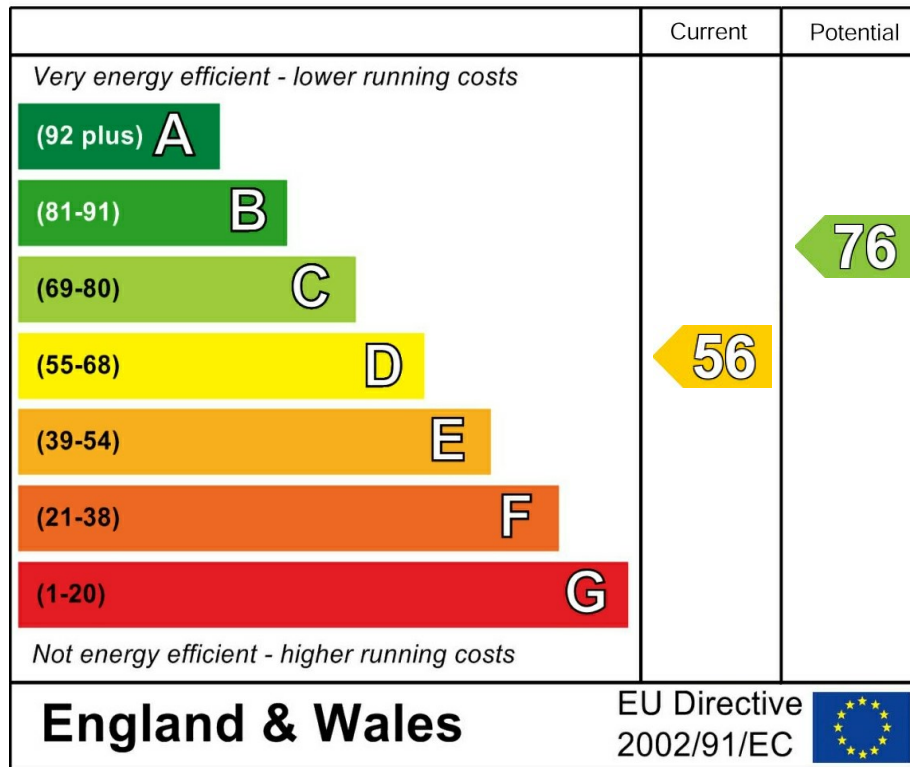


Bedroom Four

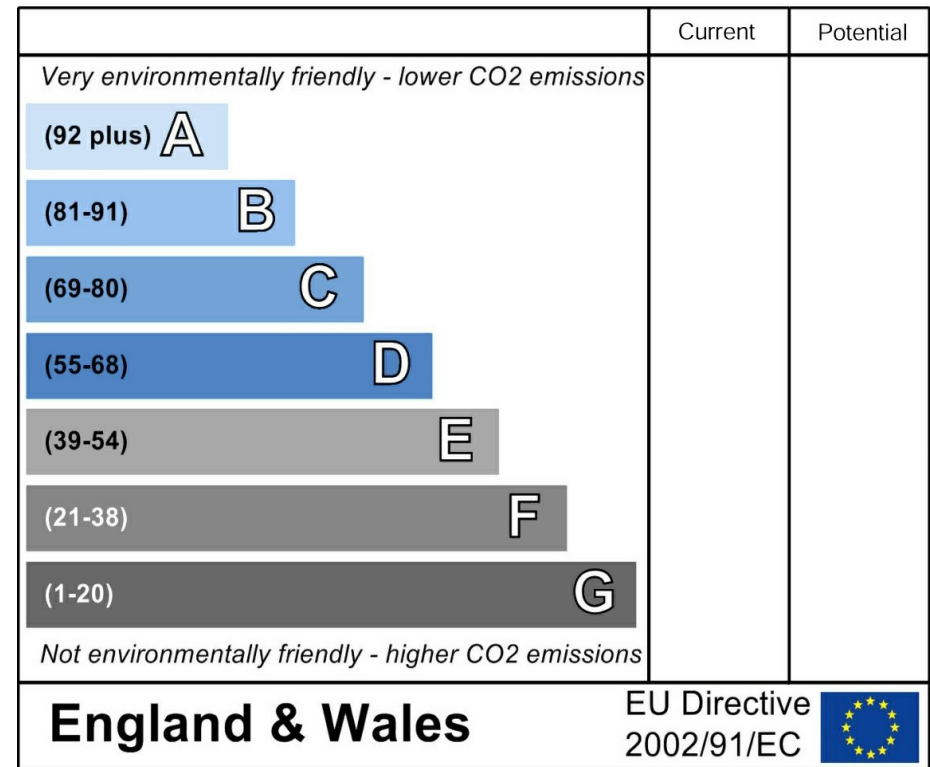


Rear Access (to 18a Catmos Street)

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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