

**MATHER  
JAMIE**  
01509 233433

36 High Street  
Oakham  
Rutland  
LE15 6AL

**FOR SALE**  
Guide Price £275,000



**Retail Investment**

**69.32 sq m (746 sq ft)**



# 36 High Street, Oakham, Rutland, LE15 6AL

## LOCATION

Highly prominent established estate agents premises fronting High Street within Oakham town centre, close to its junction with Gaol Street and Church Street.

The property's location is shown on the plan within these particulars.

## DESCRIPTION

Traditional two-storey property with brick elevations beneath slate roof with timber-framed display shop front providing office with ancillary store and kitchenette with stairs to upper floor offices and WC.

## GUIDE PRICE

**£275,000 (two hundred and seventy five thousand pounds).**

## VAT

The position regarding VAT is to be confirmed.

## TENURE

The property is available freehold, subject to the occupational tenancy by Moores Estate Agents at a rent of £18,000 per annum until 31 January 2022. Copy of existing lease is available on request.

We understand that the current tenant is due to vacate to their own premises.

## ACCOMMODATION

### Ground Floor

|             |            |             |
|-------------|------------|-------------|
| Sales       | 32.98 sq m | (355 sq ft) |
| Store       | 3.72 sq m  | (40 sq ft)  |
| Kitchenette | 2.62 sq m  | (28 sq ft)  |

**Total 39.32 sq m (423 sq ft)**

### First Floor

|        |            |             |
|--------|------------|-------------|
| Office | 20.25 sq m | (218 sq ft) |
| Office | 9.75 sq m  | (105 sq ft) |

**Total 30 sq m (323 sq ft)**

**Total NIA 69.32 sq m (746 sq ft)**

## BUSINESS RATES

Local Authority: Rutland County Council  
Period: 2021/2022  
Rateable Value: £12,750

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## EPC

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

## PLANNING

We understand the premises have authorised use under Class A1 of the Town & Country Planning (Use Classes) Order 1987.

## ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

## CONTACT:

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## CONTACT:

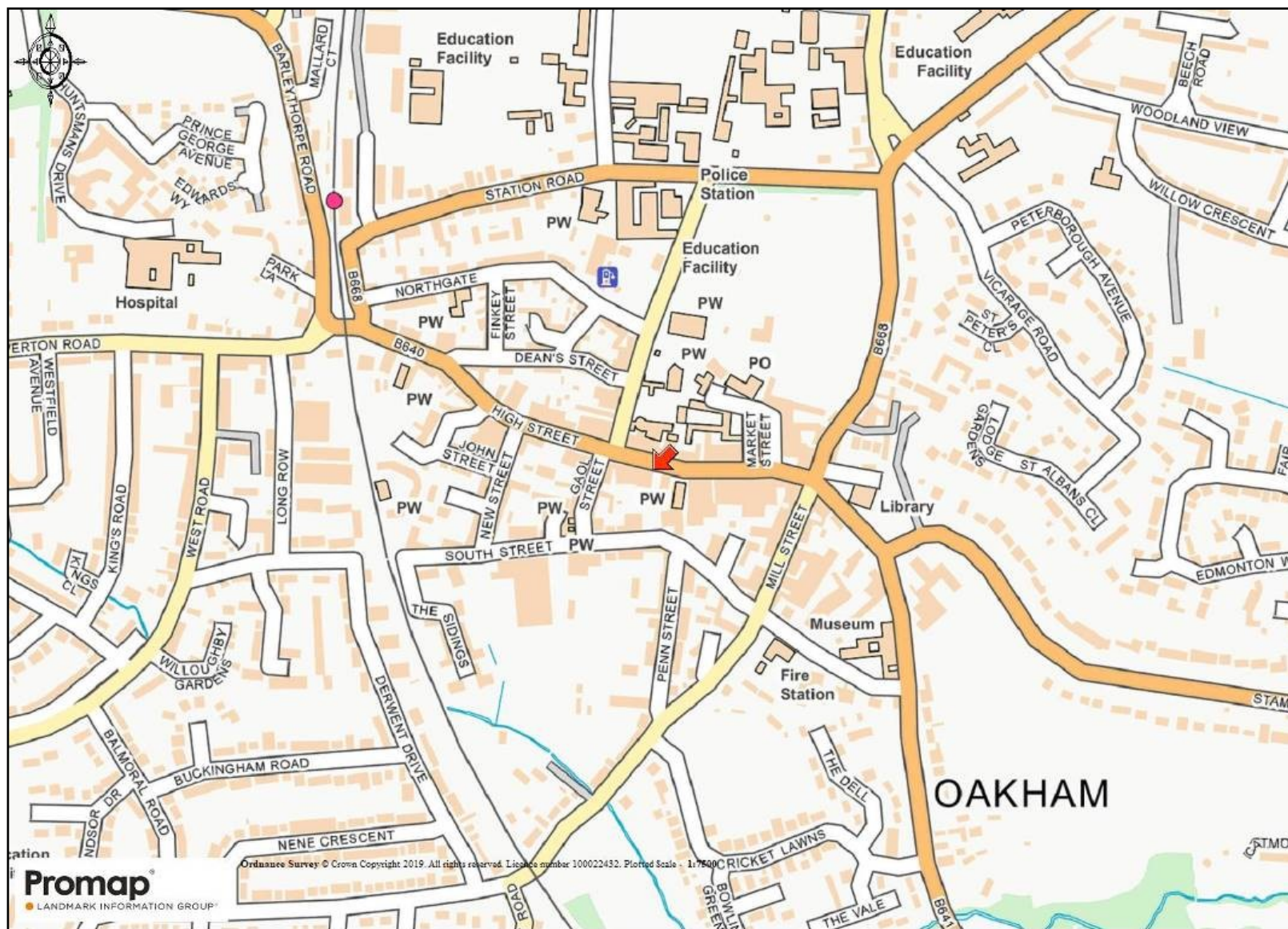
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## IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations