



Chartered Surveyors & Estate Agents



18, Catmose Street, Oakham, LE15 6HW
£15,000 (From) Per Annum

TO LET: a ground floor RETAIL UNIT, formerly a hairdressing salon, located in the centre of the popular town of Oakham, in the county of Rutland.

The accommodation on offer briefly comprises open-plan Retail Shop extending to approximately 790 sq. ft. , Kitchenette / Staff Room to the rear and WC.

Oakham
5 Market Street
Oakham
Rutland LE15 6DY
Tel: 01572 755555
Letting Centre: 01572 755513
oakham@murray.co.uk

Stamford
Sales Enquiries
01780 766604
Lettings Enquiries
01572 755513
stamford@murray.co.uk

Uppingham
18 High Street East
Uppingham
Rutland LE15 9PZ
Tel: 01572 822587
Letting Centre: 01572 822587
uppingham@murray.co.uk

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DESCRIPTION

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ACCOMMODATION IN DETAIL:

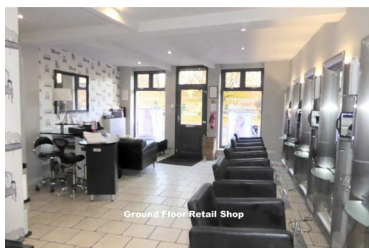
GROUND FLOOR

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.



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.

SERVICES

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

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

OAKHAM (retail)

Oakham is a delightful market town, the capital and epicentre of Rutland. It has a good shopping centre extending along the High Street with a good range of both privately owned and nationally owned outlets catering for most needs. Being the administrative capital for the county a number of people from outlying areas also visit the town, particularly on market days, Wednesday and Saturday. Also, The two supermarkets within the town, Tesco and Co-op.

For commercial and industrial businesses there are



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.

ACCOMMODATION IN DETAIL:

GROUND FLOOR

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

good sites locally and for communications there is a British Rail station in the town which connects to Leicester, Birmingham in the Midlands and Peterborough and London in the East.

ENERGY RATING
87/D

RATEABLE VALUE

Current rateable value is £12,250.00

Rutland County Council, Oakham 01572-722577

RENTAL

£15,000.00 per annum

LEASE

The term of the Lease is negotiable. It is envisaged that the lease will be an internal repairing and insuring lease.

LEGAL COSTS

The incoming Tenant is to be responsible for the Landlord's reasonable legal fees incurred in the preparation of the lease.

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

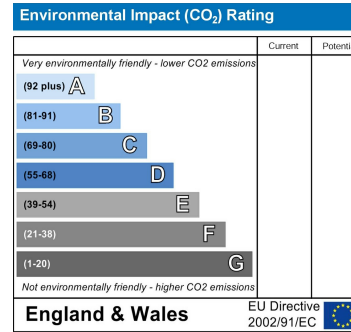
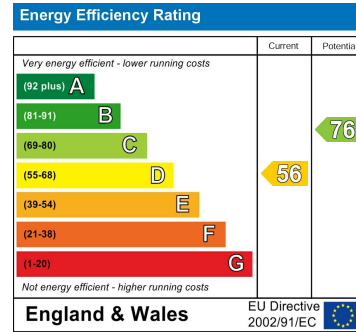
1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees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

March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.



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