



Chartered Surveyors & Estate Agents



The Old Smithy, Langham Lane, Burley, LE15 7TB
£6,750 Per Annum

TO LET ON LEASE

RURAL WORKSHOP / RETAIL UNIT

EXTENDING TO APPROXIMATELY 580 SQ. FT.

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

GENERAL DESCRIPTION

The Old Smithy is a Grade II Listed building located on the village green in the heart of the Rutland Village of Burley. The property lends itself to a number of different uses, subject to obtaining any necessary planning consents.

A suitable use could include some form of rural crafts workshop and retail element or potential office use. Accommodation is over two storeys with a store to the side of the building.

LOCATION

The property is located in the village of Burley approximately 1 ½ miles to the north east of the market town of Oakham, in the county of Rutland. The building is situated in a prominent location in the centre of the village and is close to a busy road B668, which leads down the hill to Oakham.

Oakham is a pretty and popular market town in the county of Rutland and has a good catchment area for the villages in close proximity to the town. The town currently has a population of approximately 12,000 people and benefits from a good range of successful retailers from a variety of High Street names for example Boots the Chemists, Coop Super Store and Timpsons to a number of smaller independent retailers.

ACCOMMODATION

GROUND FLOOR

(approx. 330 square foot)

The property has an overall internal ground floor area of approximately 330 square feet with ground floor accommodation. The accommodation and internal dimensions are as follows:

Room One

3.30m max x x 2.82m (10'10" max x x 9'3")

(currently used as a Kitchen Area)

Entrance door, spot lighting, floor and wall mounted kitchen units with electric oven, electric storage heater.

Leads through to:



Room Two

1.35m x 2.41m (4'5" x 7'11")

(currently used as a Washroom)

Two fitted sink units.



WC

1.07m x 2.01m (3'6" x 6'7")

Fitted low level WC and wash hand basin with electric water heater above.

Room Three

3.63m x 4.55m (11'11" x 14'11")

(currently used as a Seating Area)

Lighting, tiled floor, electric storage heater, stairs leading to first floor.



FIRST FLOOR

(approx. 143 square foot)

The property has an overall internal first floor area of approximately 143 square feet. The accommodation and internal dimensions are as follows:

Room Four

3.66m x 3.63m (12'0" x 11'11")

(currently used as a Storeroom)

Spot lighting, electric storage heater.



OUTSIDE

The property has an external store to the side of the main building with lighting and electric

Store

2.54m x 3.86m (8'4" x 12'8")

SERVICES

Mains electricity

Mains drainage & water supply

RENTAL

£6,750.00 per annum

RATEABLE VALUE

Enquiries should be made to Rutland County Council.

Tel No: 01572 722577

LEASE

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

LEGAL COSTS

Each party are to bear their own legal fees in this preparing the lease.

The Tenant is to pay the Landlord the sum of £500 before Solicitors are instructed to prepare the lease. If the Tenant withdraws after Solicitors have been instructed, they will be forfeit this £500.00 as a contribution towards the Landlord's abortive legal fees. If the Tenant proceeds to complete the lease, the £500.00 will be deducted from the first quarters rent payable.

VIEWING

Strictly through the Sole Letting Agents Messrs Murray, Market Street, Oakham, Rutland. LE15 6DY Tel. No: 01572 755555

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	