



Chartered Surveyors & Estate Agents



19, Melton Road, Oakham, LE15 6AX
£6,500 Per Annum

GROUND FLOOR RETAIL UNIT

IN GOOD TOWN LOCATION

TO LET ON LEASE

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

DESCRIPTION

A good opportunity to rent a retail premises on the edge of the town centre, located on the main road through the town of Oakham situated in a good location close to the centre of the popular Rutland market town of Oakham.

Accommodation briefly comprises:

- Front Retail area with good window display
- Further Room to the rear
- Storeroom
- Toilet facilities
- Rear Courtyard garden area

ACCOMMODATION

Entrance Area

2.24m x 1.04m (7'4" x 3'5")

Direct access from the Melton Road, tiled floor, ½ glazed main entrance door, glass paneling leading through to:

Retail / Salon Area

7.32m x 3.56m (24'0" x 11'8")

Situated to the front of the property with a good window display fronting onto Melton Road. Part timber and ceramic tiled flooring, spot lighting, radiator, display shelving and wall mounted gas fired BAXI boiler (installed April 2011), under-stairs storage cupboard.

Middle Room

2.67m x 1.91m (8'9" x 6'3")

Situated to the rear of the property adjoining the main front room, ceramic tiled floor, spotlighting, stainless steel sink unit.

WC

0.74m x 1.19m (2'5" x 3'11")

With low-level WC and wash hand basin.

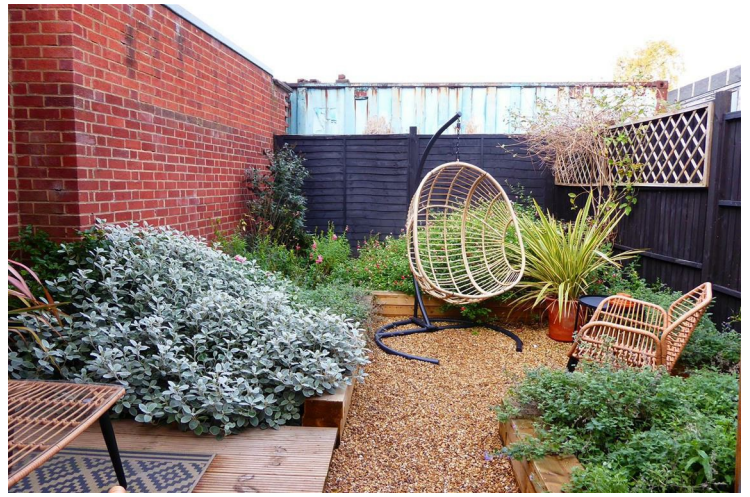
Rear Storeroom

Situated to the rear of the property with fitted wall cupboards, linoleum flooring and external door to rear.

OUTSIDE

Courtyard Garden

Located at the rear of the property with access either via the property or via a side passageway from Deans Street.



TERMS OF LEASE

The property is available on a commercial lease, with the Tenant being responsible for internal repairing, external decoration and to pay the annual insurance premium applicable to the ground floor of the property.

The current rent is £6,500 per annum, payable quarterly in advance. The rent is to be reviewed three yearly in an upwards only direction.

SERVICES

Mains Water, Electricity, Gas and Drainage are connected. Gas fired central heating system. 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.

RATEABLE VALUE

Current rateable value (1 April 2023 to present) is £4,350. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local

council uses the rateable value to calculate the business rates bill.

Enquiries to Rutland County Council, Telephone: Oakham 01572 722577.

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 - 4.00
 Bank Holidays 10.00 - 2.00

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.

