



Chartered Surveyors & Estate Agents



Retail Unit, 17a, Mill Street, Oakham, LE15 6EA
£18,500 Per Annum

TO LET ON LEASE

PROMINENT RETAIL UNIT

GROUND & FIRST FLOOR ACCOMMODATION

EXTENDING TO APPROXIMATELY 2,180 SQ. FT.

IN A PREMIUM RETAIL AREA WITHIN THE TOWN CENTRE

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

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

DESCRIPTION

The property is situated in a prominent location on the popular retail street of Mill Street, in the centre of the town of Oakham. The property is located close to the High Street and South Street.

The property has accommodation on the ground and first floors with a good retail room fronting onto Mill Street with prominent display windows and a glazed external entrance door.

Mill Street is accessed directly from the High Street and is one of the most popular streets in the town for shoppers with many high class retailers to include Cavells Clothing, Otters ?elhi, Elizabeth Stanhope Interiors and a number of independent café owners.

Oakham is the market town of 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, Timpsons and Tesco's to a number of smaller independent retailers.

The property has an internal ground floor area of approximately 93 square metres (1,000 sq ft) with a further 110 square metres (1,200 sq. ft). on the first floor.

ACCOMMODATION

GROUND FLOOR

(approximately 1,000 sq.ft.)

Front Retail Room

5.11m x 6.43m (16'9" x 21'1")

Frontage onto Mill Street with glass panelled entrance door and large display window, strip lighting, stairs to first floor accommodation, internal door leading to Rear Room.

Rear Room

4.54m x 5.90m (14'10" x 19'4")

Strip lighting.

Toilet

1.67m x 1.93m (5'5" x 6'3")

Low level WC and wash hand basin.

Kitchenette

1.67m x 4.52m (5'5" x 14'9")

Single drainer stainless steel sink unit, external door to rear elevation.

FIRST FLOOR

(approximately 1,200 sq.ft.)

Room One

6.83m x 6.45m (22'4" x 21'1")

Windows looking onto Mill Street, lighting, access through to Room Two.

Room Two

5.0m x 6.9m (16'4" x 22'7")

Partitioned storage area to the rear.

OUTSIDE

Parking

There is one allocated parking space to the rear of this unit.

SERVICES

Mains electricity and gas are available.

Mains drainage & water supply.

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.

PLEASE NOTE: Only some of the lighting is included within the letting of this property.

RENTAL

The asking rent for this property is £18,500.00 per annum. The rent would be payable by quarterly in advance by standing order to the Landlord.

RATEABLE VALUE

Enquiries should be made to Rutland County Council - tel No: 01572 722577.

LEASE

The Terms of Lease would be negotiated with any interested parties. We would envisage that this property will be let on an internal repairing and insuring basis with the Tenant being responsible for all internal repairs, internal decoration and to decorate the external woodwork and the Landlord being responsible for all external and structural repairs.

INSURANCE

The Tenant is also to be responsible to reimburse the Landlord the annual insurance premium applicable to this unit. The initial payment for the insurance premium due on completion of the lease would be calculated on a pro rata basis up until the renewal date, upon which date the next annual insurance premium would become due. Thereafter the Tenant is to pay the Landlord annually in advance.

LEGAL FEES

Each party would be responsible to pay their own legal fees incurred in the preparation of any lease.

VIEWING

Strictly through the Sole Letting Agents:

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.



