



Chartered Surveyors & Estate Agents



**Prominent Retail Unit, 17b, Mill Street, Oakham, LE15 6EA
£17,500 Per Annum**

TO LET ON LEASE

PROMINENT RETAIL UNIT

EXTENDING TO APPROXIMATELY 1,320 SQ. FT.

IN A TOWN CENTRE POSITION

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

GENERAL DESCRIPTION

The property is a stone and render period property, situated in a prominent location on the popular retail street of Mill Street, in the centre of the town of Oakham.

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 and a number of independent café owners.

The property has been trading as a retail shop for a number of years and is ideally suited for a similar A1 use.

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, Timpsons and Tesco's to a number of smaller independent retailers.

The property has an overall internal ground floor area of approximately 900 square feet with first floor accommodation of approximately 420 sq. ft.

ACCOMMODATION

The accommodation and internal dimensions are as follows:

GROUND FLOOR

(approximately 900 sq ft)

The front retail area has been converted and extended to the rear to form a single retail space with good frontage on to Mill Street.

Front Retail Room

6.35m x 5.23m (20'10" x 17'2")

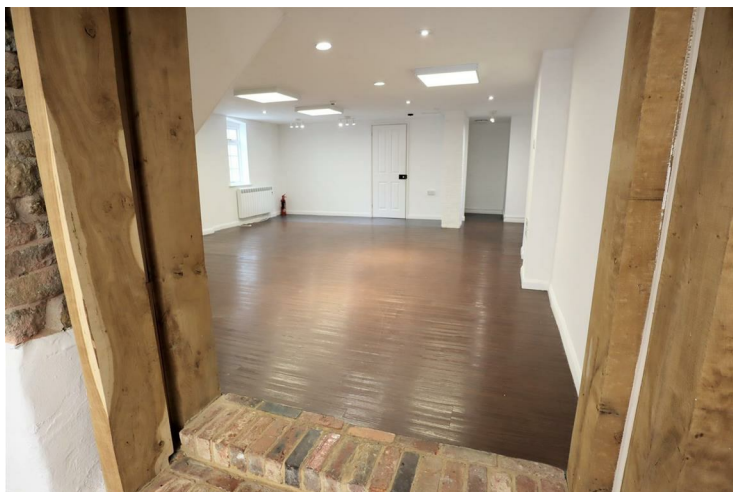
Frontage onto Mill Street with glass panelled entrance door and windows, spot lighting, electric storage heating, laminate flooring.



Rear Retail Area

5.46m x 5.51m (17'11" x 18'1")

Spot lighting, electric heater, staircase to first floor, laminate flooring.



Rear Store Room

5.13m x 2.67m + 3.02m x 2.18m (16'10" x 8'9" + 9'11" x 7'2")

Fitted shelving, external door to rear.

FIRST FLOOR

(approximately 420 sq ft)

Retail Room

6.71m x 5.82m (22'0" x 19'1")

Windows to Mill Street.



OUTSIDE

Car Parking Space
Accessed from Crown Street with one car parking space

WC
Low level WC and wash hand basin.

SERVICES
Mains electricity.
Mains drainage and water supply.

According to <https://checker.ofcom.org.uk/>
Broadband available (Standard, Superfast and Ultrafast)
Mobile signal: EE, Three, O2 and Vodafone full available indoors and outdoors
Results are predictions and not a guarantee.

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.

ENERGY RATING
64/C

RENTAL
£17,500.00 per annum

RATEABLE VALUE
Current Rateable Value: £12,000.00 PA (01/04/23 to present)
Rutland County Council, Oakham 01572-722577

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

RESTRICTION
Sorry the owner doesn't want a food use

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 - 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.

