



Chartered Surveyors & Estate Agents



20, Midland Court, Oakham, LE15 6RA

£6,000 Per Annum

TO LET ON A LEASE

Commercial ground floor unit offering flexible accommodation with an open plan accommodation extending to approximately 500 square feet.

The unit has a front display window, Velux roof lights and internal spot lighting. The unit was previously used for retail and office accommodation.

There is one car parking space allocated to this unit on the site and guest parking to the front.

The property is situated close to town centre and lends itself to a number of commercial uses, subject to obtaining the necessary planning consent.

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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GENERAL DESCRIPTION

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MIDLAND COURT

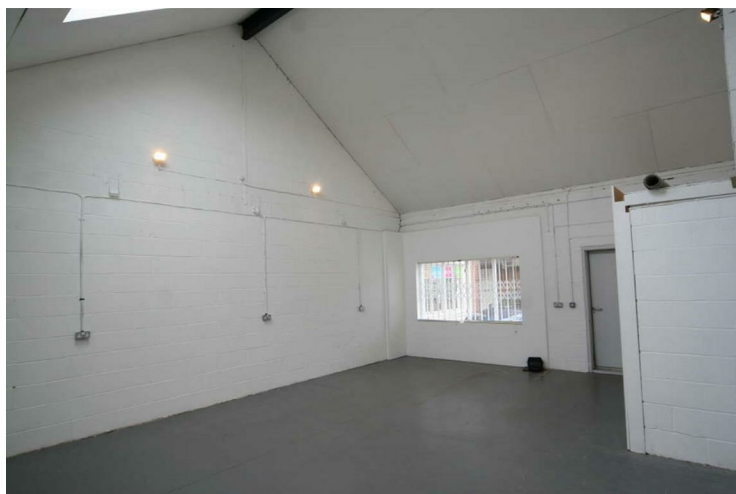
The unit is located in the popular small commercial / light industrial development of Midland Court which is situated on the edge of the centre of town. Current businesses on site include offices, light industrial and retail from the development.

ACCOMMODATION

GROUND FLOOR

8.00 x 5.84 overall (26'3" x 19'2" overall)

Concrete flooring, spot lighting, good display window to the front.



TOILET

Low level WC, wash hand basin with electric water heater above.

OAKHAM

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 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.

RENTAL

The asking rent for this unit is £6,000 plus Vat per annum. The rent would be reviewed three yearly in an upwards only direction.

SERVICES

Mains electricity, water and private communal drainage are connected.

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

Enquiries should be made to Rutland County Council.

Tel No: 01572 722577

LEASE

It is envisaged that the Tenant be responsible for the internal repairs and decoration and the insurance costs attributable to this part of the building. The reasonable legal expenses incurred in the preparation of the Lease are to be met by the Tenant. The term of Lease is to be negotiated.

SERVICE CHARGE

The external maintenance both for the building and the common areas are dealt with by way of a service charge payable annually in advance by the tenant. Current service charge amount TBC.

INSURANCE

The annual buildings insurance is payable by the Tenant annually in advance. Current insurance amount TBC.

ENERGY RATING

TBC

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.

