



Chartered Surveyors & Estate Agents



18, Church Street, Oakham, LE15 6AA
£9,000 Per Annum

TO LET ON LEASE

GROUND FLOOR
RETAIL / OFFICE UNIT
EXTENDING TO APPROXIMATELY 627 SQ. FT.
IN THE TOWN CENTRE LOCATION

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

This property comprises a Grade II Listed brick and stone built property with a blue slate roof. Wooden eaves cornice and stone band and plinth and is believed to date from the early eighteenth Century. The ground floor of this property has an overall internal ground floor area of approximately 627 sq. ft

The ground floor of the property (No. 18 Church Street) is currently available to let and presents a good opportunity for someone looking to rent an attractive property on the edge of the town centre with good passing footfall. The accommodation briefly comprising Front Retail Room, Kitchenette / Store Room, Toilet, Outside Storage Unit and shared Rear Yard area.

ACCOMMODATION

GROUND FLOOR

Communal Entrance Area

1.22m x 1.83m (4'0" x 6'0")

Providing access from Church Street to the ground floor and first floor of this building.

Front Retail Room

5.13m x 4.29m (16'10" x 14'1")

With windows and main entrance door to Church Street. This room narrows to the rear:

Rear Retail Area

5.44m x 3.86m (17'10" x 12'8")

Side door leads to:

Side Hallway

1.60m x 1.14m (5'3" x 3'9")

External door leads to rear courtyard area.

Kitchenette/Store Room

2.29m x 2.49m (7'6" x 8'2")

Stainless steel sink set within unit with electric water heater above. Window to rear.

Toilet

1.07m x 1.40m (3'6" x 4'7")

White suite comprising low level WC. Electric Radiator.

OUTSIDE



Shared Rear Yard

Area with gated access from Northgate.

Outbuilding

Providing storage.

SITUATION

The property is situated on Church Street, close to the High Street in the centre of the town of Oakham in the county of Rutland. The property is located on a mixed use road within the town, close to a public car park servicing the town centre.

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 Tescos to a number of smaller independent retailers. 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.

SERVICES

Mains electricity

Mains water supply

Mains sewerage

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast

Mobile signal availability:

EE - good outdoor and in-home

O2 - good outdoor and in-home

Three - good outdoor, variable in-home

Vodafone - good outdoor, variable in-home

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.

RENTAL

£9,000.00 per annum.

RATEABLE VALUE

Future rateable value is £9,000 from 1st April 2026.

Enquiries to 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.

LEGAL COSTS

Each party are to be responsible for their own legal fees in preparing and agreeing the lease.

ENERGY RATING

TBC

VIEWING

Strictly through the 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.



