



**Ground-floor Shop Unit, 40, Melton Road, Oakham, LE15 6AY**  
**£8,950 Per Annum**

TO LET ON A LEASE

GROUND-FLOOR SHOP PREMISES

WITHIN PRESTIGIOUS PERIOD PROPERTY

CLOSE TO TOWN CENTRE

**Oakham**

5 Market Street  
Oakham  
Rutland LE15 6DY  
Tel: 01572 755555  
Letting Centre: 01572 755513  
[oakham@murray.co.uk](mailto:oakham@murray.co.uk)

**Stamford**

Sales Enquiries  
01780 766604  
Lettings Enquiries  
01572 755513

[stamford@murray.co.uk](mailto:stamford@murray.co.uk)

**Uppingham**

18 High Street East  
Uppingham  
Rutland LE15 9PZ  
Tel: 01572 822587  
Letting Centre: 01572 822587  
[uppingham@murray.co.uk](mailto:uppingham@murray.co.uk)

## DESCRIPTION

Ground-floor lock-up shop premises with double fronted display windows offering a retail premises within part of a prestigious town period property situated on Melton Road adjoining the railway crossing. Accommodation briefly comprises Retail Area, Kitchen Area and WC.

Outside there are two parking spaces to the rear of the property.



## SERVICES

Mains electricity

Mains water supply

Mains sewerage

Electric storage heaters

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast, Ultrafast  
Mobile signal availability:  
EE - good outdoor and in-home  
O2 - good outdoor, variable 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.

## RATEABLE VALUE

Enquiries to Rutland County Council, Tel: 01572 722577.

## 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, there are Tesco, Aldi and Co-op within the town.

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.

#### TERMS OF LEASE

The terms of lease are to be negotiated with potential clients.

#### LEGAL FEES

The Tenant is to be responsible for the reasonable legal fees incurred in the preparation of any lease.

#### RENTAL

£8,950.00 per annum.

#### 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

#### STAFF / RELATIVE DISCLAIMER

According to the Estate Agency Act 1979 we are obliged to inform all interested parties that the owner of this property is directly associated with Murray's.

#### 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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	