



CP

THE CULSHAW
PARTNERSHIP

COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976
REGULATED BY THE RICS

OAKHAM

2a HIGH STREET
LE15 6AL

LOCATION

High Street is the main shopping street and vehicular thoroughfare serving Oakham, the County Town of Rutland. Oakham is a thriving and prosperous market town with a population of 11,000 supporting a Public School of national repute and benefits from good rail and road links. Nearby retailers include Boots, Barclays Bank, Martins Newsagents, Fat Face and William Hill.

ACCOMMODATION

Ground floor High Street entrance and display window. Internal staircase to first floor. First Floor Office/Showroom above Stuart Westmorelands the specialist Hi-fi and TV retailer. The accommodation offers open plan office space with good natural light from dual aspects overlooking both Market Place and Mill Street. Accommodation totals 650 sq ft plus a kitchen and small store.

TENURE

Premises are available on a new 5 year lease on effective FRI terms.

TO LET OFFICE/SHOWROOM WITH PARKING

RENT

£600 pcm.

RATES

Rateable Value: £7,100
Rates Payable: £2,125 (2017/2018)
(through verbal enquiries to Rutland County Council. Small Business Rates Relief may be applicable reducing Rates payable to £0. Please make your own enquiries).

LEGAL COSTS

The new tenant to be responsible for the landlords legal costs in connection with preparation of the lease.

VIEWING

Strictly through landlords agents, please contact 01572 822791 for further information.

Energy Performance Certificate (EPC)
Available on request.

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