



CP

THE CULSHAW
PARTNERSHIP

COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976
REGULATED BY THE RICS

OAKHAM

6A 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 and Martins Newsagents, Fat Face and William Hill.

ACCOMMODATION

Self-contained first floor office accommodation set out over 4 rooms offering a total of 1140 ft² Includes separate kitchen and wc's. Plus 2 parking spaces.

TENURE

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

TO LET OFFICES

RENT

£6,000 pa - £500 pcm

RATES

Rateable Value: £10,000

Rates Payable: £4,910 pa (2019/2020)
(through enquiries to Rutland County Council).

May qualify for 100% Rates relief.

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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