

CP

THE CULSHAW
PARTNERSHIP

COMMERCIAL PROPERTY
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OAKHAM

OFFICE 2 GROSVENOR HOUSE
LE15 6AX

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.

Located at the eastern end of High Street the property occupies the 1st and 2nd floors of Grosvenor House.

ACCOMMODATION

Accessed from the street door to a shared passage, Unit 2 is entered via a secure lobby and stairs to the 1st floor – w/c off & kitchen, 380 sq ft of office space. Stairs to 2nd floor – in total 668 sq ft including further w/c facilities. The accommodation benefits from gas fired central heating, plus the usual power and telecoms provision.

TENURE

Premises are available on a new lease for a minimum of 3 years on internal repairing terms. There is a service charge payable in addition by each tenant to cover the cost of insurance, maintenance, cleansing and lighting of common parts, and generally the cost of managing the building.

TO LET WELL LOCATED OFFICE SPACE

RENT

£9,950 p.a.

RATES

Rateable Value: £8,300
Rates Payable: £4,075 pa (2019/2020)
(through verbal enquiries to Rutland County Council.)
May qualify for 100% Rates Relief.

LEGAL COSTS

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

VIEWING

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

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