



CP

THE CULSHAW
PARTNERSHIP

COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976

Oakham

8-10 HIGH STREET, LE15 6AN

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 rail connection. Nearby retailers include Boots, HSBC and McColl's as well as a host of local independents.

ACCOMMODATION

Shop 1 Sales Area of 925 ft²
Shop 2 Sales Area of 455 ft²
Shop 1 & 2 Sales Area of 1380 ft²

TENURE

Premises are available on a new 10 year lease with a rent review at 5th anniversary.

29 High Street East, Uppingham, Rutland, LE15 9PY
01572 822791 www.cpsip.co.uk

Partners: Justin Fowler MRICS, John Tookey MRTPI

The Culshaw Partnership is a limited liability partnership registered under number OC433535 in England and Wales. Regulated by the RICS. Registered office as above.

SHOP TO LET

RENT

Shop 1 £27,000
Shop 2 £17,000
Shop 1 & 2 £40,000

RATES

Rateable Value: To be assessed.

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.

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