



THE CULSHAW
PARTNERSHIP

COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976

OAKHAM

46 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 rail connection. Nearby retailers include Boots, HSBC, Barclays and McColls as well as a host of local independents. Also nearby is the entrance to Goal Street, which is the pedestrianised link to the Tesco supermarket and car park.

ACCOMMODATION

Ground floor lock up shop with side window facing down the High Street making it very prominent. Ground Floor Retail Sales Area 850 ft² (NIA).

TENURE

Premises are available on a new 10 year lease on FRI terms.

TO LET

LOCK UP SHOP

RENT

£22,000 p.a.

RATES

Rateable Value: £16,250

Rates Payable: £8,108 (2022/2023)

(through verbal enquiries to Rutland County Council)

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.

29 High Street East, Uppingham, Rutland, LE15 9PY

01572 822791 www.cpship.co.uk

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