



Commercial Property
Specialists
Established 1976

OAKHAM

2 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.

ACCOMMODATION

Prime High Street shop on corner of Mill Street and opposite the Market Place. Rare opportunity. Sales area 1150 sq. ft. plus an additional 900 sq. ft. of ancillary space with a loading bay/garage.

TENURE

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

SHOP TO LET

RENT

£32,000 pa.

RATES

Rateable Value: £29,250

Rates Payable: £14,976 (2022/2023)
(through verbal enquiries to Rutland County Council).

LEGAL COSTS

The new tenant to be responsible for the landlord's legal costs and stamp duty 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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