



Commercial Property
Specialists
Established 1976

OAKHAM

21 HIGH STREET LE15 6AH

LOCATION

Oakham is an historic Market Town, the County town of Rutland, with a population of approx. 12000, also supporting a large rural catchment. The town hosts a nationally renowned public school and Rutland Water lies a couple of miles to the east. There is a connection to the national rail network. The shop occupies a prime position within the High Street.

ACCOMMODATION

The ground floor has a retail sales area of 1300 ft² with a 25 ft. double display frontage behind an electric roller shutter and with steel security shutters behind the glazing each side of the door. The shop is served by sensor controlled sliding doors and there is a door towards the rear of the ground floor that leads to a service yard leading off High Street.

There is approx. 930 sq. ft. of admin/storage space on the first floor which is available if required.

TENURE

Premises are available with vacant possession on FRI terms on a new lease for not less than 5 years.

SHOP TO LET

RENT

Whole Property - £40,000 pa
Ground Floor Only - £35,000 pa

RATES

Rateable Value: £22,750
Subject to possible reassessment

LEGAL COSTS

The new tenant to be responsible for the landlord's legal costs in connection with the preparation of the lease.

VIEWING

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

EPC Rating D

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