



# CP

THE CULSHAW  
PARTNERSHIP

COMMERCIAL PROPERTY  
SPECIALISTS  
ESTABLISHED 1976

## OAKHAM

46 HIGH STREET  
LE15 6AL

### LOCATION

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, Esquire, B&M, QD and Morrisons as well as a host of local independents. Also nearby is the entrance to Gaol 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, in a prominent position. Ground Floor Retail Sales Area 850 ft<sup>2</sup> (NIA)

### TENURE

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

## SHOP TO LET

### RENT

£22,000 p.a.

### RATES

Rateable Value: £17,250

For Rates Payable - please make your own enquiries with Rutland County Council)

### LEGAL COSTS

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

### VIEWING

Strictly through landlord's agents, please contact 01572 822791 for further information.

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

01572 822791 [www.cpsip.co.uk](http://www.cpsip.co.uk)

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