



COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976

OAKHAM

9 CROWN WALK, HIGH STREET,
OAKHAM LE15 6BZ

LOCATION

This useful shop is located in a thriving pedestrianised Arcade position within the heart of this busy and popular market town. Oakham benefits from having a nationally renowned public school and close proximity to Rutland Water, a popular tourist destination.

ACCOMMODATION

A ground floor lock-up shop with 5.4m frontage plus a store and w/c/kitchen area.

Shop space: 432ft²

Store: 72ft²

TENURE

To let by Lease on internal repairing terms for a minimum 5 years.

SHOP TO LET

RENT

£8,750pa plus service charge

RATES

Ratable value: £7300

Rates payable: £2,788.60

EPC

To be advised

LEGAL COSTS

The landlord's reasonable costs arising from the grant of a lease to be met by the new tenant.

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

Partners: Justin Fowler MRICS, John Tookey

Misrepresentation Act: These particulars have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of these particulars is hereby excluded.