

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 a rail connection. The property benefits from being next to Gaol Street, the pedestrianised access between the large Tesco supermarket car park and the high street.

ACCOMMODATION

Ground floor 'lock up shop' with side window facing down the High Street, in a prominent position.

Ground Floor Retail Sales Area (NIA)	850 ft^2

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
Rates Payable: This should qualify for 100% small business rates relief. Making rates payable £0

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
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.

The Culshaw Partnership is a limited liability partnership registered under number OC433535 in England and Wales.
Regulated by the RICS. Registered office as above.

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