



## 41 High Street, Oakham, Rutland, LE15 6AH

Prime Corner Retail Opportunity in Midlands Market Town

Ground Floor 1,200 sq.ft. (111 sq. m)

First & Second Floor Ancillary 734 sq.ft. (69 sq. m)

TO LET Available immediately



### Location

A prime corner retail pitch on the main shopping promenade of this popular market town. National chains including Costa Coffee (opposite), Boots and HSBC and Barclays banks are represented, along with an abundance of local shops, restaurants and bars. The prestigious Oakham School is within 50 metres of the property.

Oakham is the County capital of Rutland, the smallest County in the UK. Well positioned in the Midlands close to the A1 at Greatham/Stretton with good access to other regional market towns: Stamford, Melton, Grantham and Uppingham, all within 15 miles. Nearby cities include Leicester and Peterborough, within 20 miles, giving access to M1 and A1(M).

### Property Description

A characterful Grade II listed property dating to c.19th century with historic attributes throughout, featuring a glazed corner shopfront. Ground floor retail space including WC, with direct internal access to first and second floor ancillary.

### Accommodation

Ground floor retail	1200 sq ft	111 sq m
First floor ancillary	373 sq ft	35 sq m
Second floor ancillary	361 sq ft	34 sq m

### Services

The property benefits from an independent electricity and water supply. (These services have not been inspected or tested by the agent).

### Terms

A new full repairing and insuring lease available for a term by arrangement. Rent is £30,000 per annum.

### Rates

The VOA website states the Rateable Value of £26,250. Interested parties should make their own enquiries.

### VAT

The property is not elected for VAT.

### Legal Costs

Both Parties will be responsible for their own legal costs.

### Viewing

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

### Parking

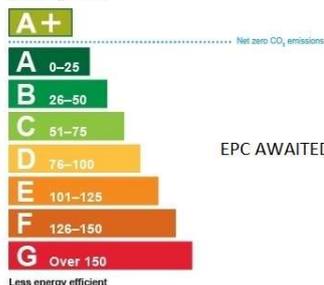
There is no parking with the property. Parking is available directly outside on High Street or in the town centre car parks where monthly permits can be obtained.

### Other

Finance may be available through Independent Financial Brokers and P & F Commercial would be pleased to make an introduction for you. The Brokers are completely Independent and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.

### Energy Performance Asset Rating

More energy efficient



### Contact Details

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