



1 The Maltings, Mill Street, Oakham, Rutland, LE15 6EA

- * Prime Retail Unit in Oakham
- * Circa 365 Sq Ft total space
- * Popular retail location on Mill Street
- * Open plan space with store room and w/c
- * Available March 23



Location

The Maltings is located on Mill Street, a popular retail and food shopping Street in the Centre of Oakham with No 1's shop window directly on the "chocolate box" street.

Oakham is a popular Market town and 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 popular market towns, Stamford, Melton, Grantham and Uppingham all within 15 miles. Peterborough Nottingham and Leicester are within 25 miles. Motorway access is circa 20 miles West at Junction 21a, via the A607/A46 from Melton Mowbray.

Property Description

A Grade 2 listed building constructed of Ironstone with window frontage directly on to Mill Street.

Accommodation

Open plan ground floor shop with large window frontage.

Store room and w/c to the rear

Total space approximately 365 square feet

Services

We are advised that all main services are connected to the property. These services have not been inspected or tested by the agent.

Service Charge

The Service Charge for 2023 is £600 plus VAT with an additional £300 plus VAT for Buildings Insurance and both payable by the Tenant to the Landlord on invoice.

Terms

Offered by way of an assignment of the existing 5-year lease which commenced on 01st February 2022. There is a rent review in 2025 and the initial passing rent is £9,500 + VAT per annum. There is a Break clause in February 2025. There is a 3 months rent deposit and a personal guarantee may be required. The tenant will contribute to the Landlords Buildings Insurance.

Rates

The current rateable value for the property is £8,800 per annum, interested parties are advised to contact Rutland County Council for any rate relief assistance available.

VAT

We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

Legal Costs

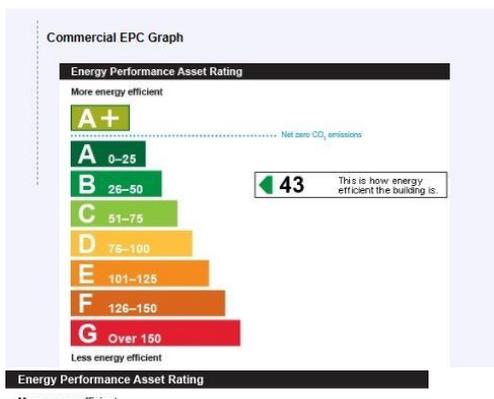
A contribution of £500+VAT towards the lease drafting fees will be payable by the tenant.

Viewing

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

Parking

There is no parking with the property. Long terms parking permits are available for Public Car Parks in Oakham Town Centre



Contact Details

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Important; we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.