



**2 The Maltings, Mill Street, Oakham, Rutland, LE5 6EA**

- \* Prime Retail Unit in Oakham
- \* Circa 376 Sq Ft total space
- \* Popular retail location on Mill Street
- \* Open plan space with storage and w/c
- \* Available March 2023



### Location

No 2 The Maltings is located on Mill Street, a popular retail and food shopping Street in the Centre of Oakham with No 2'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 Greetham/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 display windows on 3 sides.  
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.

### Terms

Offered for let on a 5-year lease with 3 year rent review. Initial passing rent of £11,000 + VAT per annum. Personal guarantees or rental deposits will be required. The tenant will contribute to the Landlords Buildings Insurance.

### 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.

### Rates

The current rateable value for the property is £6,700 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 £750+VAT towards the lease drafting fees will be payable by the tenant in order for the Solicitor to release the draft lease.

### 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. Long terms parking permits are available for Public Car Parks in Oakham Town Centre. 1 Hour parking for visitors is available on Mill Street.

### Other



## Contact Details

18 Midland Court  
Station Approach  
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Rutland  
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[www.pandfcommercial.com](http://www.pandfcommercial.com)

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