



**36, High Street, Oakham, LE15 6AL**

**£15,000 Per Annum**

**TO LET ON A LEASE**

**2-STOREY PROMINENT TOWN CENTRE COMMERCIAL UNIT**

**SUITABLE FOR A VARIETY OF USES WITH EXCELLENT DISPLAY WINDOWS**

**OFFERING ACCOMMODATION EXTENDING TO APPROXIMATELY 930 SQ FT.**

**Oakham**

5 Market Street  
Oakham  
Rutland LE15 6DY  
Tel: 01572 755555  
Letting Centre: 01572 755513  
[oakham@murray.co.uk](mailto:oakham@murray.co.uk)

**Stamford**

Sales Enquiries  
01780 766604  
Lettings Enquiries  
01572 755513

[stamford@murray.co.uk](mailto:stamford@murray.co.uk)

**Uppingham**

18 High Street East  
Uppingham  
Rutland LE15 9PZ  
Tel: 01572 822587  
Letting Centre: 01572 822587  
[uppingham@murray.co.uk](mailto:uppingham@murray.co.uk)

## DESCRIPTION

A retail unit in the heart of town centre offering two storey accommodation which extends to approximately 930 sq ft (87 sq m). The ground floor is laid out as an excellent retail space with a Kitchenette, WC and understairs store cupboard and the first floor accommodates two individual offices, as well as a Cloakroom/WC.

## ACCOMMODATION

### GROUND FLOOR

(approximately 355 sq. ft)

#### Front Retail Space

5.92m max x 6.83m max (19'5" max x 22'5" max)

Glazed entrance door, good display windows, radiator, ceiling spotlights.



#### Understairs Store Cupboard

0.89m x 3.63m (2'11" x 11'11")

#### Kitchenette

1.98m x 1.96m (6'6" x 6'5")

Fitted floor and eye level wall units, single drainer stainless steel sink unit, tiled splashbacks, Worcester gas boiler, radiator.



#### Rear Hall

0.89m x 1.24m (2'11" x 4'1")

External door to rear garden.

### WC

1.02m x 1.04m (3'4" x 3'5")

White suite of low level WC and corner hand basin with mixer tap and tiled splashback, radiator.



### FIRST FLOOR

#### Landing

2.62m x 3.15m (8'7" x 10'4")

Radiator, window to rear.

#### Office One

2.39m x 4.67m (7'10" x 15'4")

Radiator, window to High Street.



#### Office Two

3.43m max x 5.99m (11'3" max x 19'8")

Radiator, fitted storage, bay window to front.



ENERGY RATING  
81/D

#### VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

#### OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30  
Saturday 9.00 - 12.00

#### DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

#### Cloakroom & WC

#### Parking

There is no parking with the property.

On-street parking on High Street and Church Street.  
Public car park on Church Street,

#### OAKHAM (retail)

Oakham is a delightful market town, the capital and epicentre of Rutland. It has a good shopping centre extending along the High Street with a good range of both privately owned and nationally owned outlets catering for most needs. Being the administrative capital for the county a number of people from outlying areas also visit the town, particularly on market days, Wednesday and Saturday. Also, there are three supermarkets within the town, Tesco, Aldi and Co-op.

For commercial and industrial businesses there are good sites locally and for communications there is a British Rail station in the town which connects to Leicester, Birmingham in the Midlands and Peterborough and London in the East.

#### TERMS OF LEASE

The term of the Lease is negotiable. It is envisaged that the lease will be an internal repairing and insuring lease. The Landlord will arrange the buildings insurance with the cost being reimbursed by the Tenant.

Each party are to be responsible for their own legal costs incurred in the preparation and agreeing of the lease.

A deposit equal to 3 months rent will be required.

#### RENTAL

The asking rent is £15,000 per annum (No Vat), paid quarterly in advance on the usual quarter days.

The Tenant will be liable for all utilities and business rates.

#### RATEABLE VALUE

Current rateable value (1st April 2023 - present) is £12,750.00.

This is the rateable value for the property, this is not what you will pay in business rates. Enquiries to Rutland County Council, Oakham 01572-722577

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		