MURRAY

Chartered Surveyors & Estate Agents



17, High Street, Oakham, LE15 6AH
£12,000 Per Annum

TO LET ON LEASE

RETAIL UNIT

TOTAL EXTENDING TO APPROXIMATELY 900 SQ. FT.

IN THE TOWN CENTRE LOCATION

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

Stamford
Sales Enquiries
01780 766604
Lettings Enquiries
01572 755513
stamford@murray.co.uk

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

GENERAL DESCRIPTION
The property is situated in a very prominent position on the High Street of the market town of Oakham, in the county of Rutland.

The property has an overall internal floor area of approximately 900 sq. ft., comprising Ground Floor retail area extending to approximately 440 sq. ft. and first and second floor accommodation extending in total to approximately 460 sq. ft. with W.C. and a Kitchenette.

ACCOMMODATION

GROUND FLOOR

(Front) Retail Area
4.60m x 4.80m (15'1" x 15'9")
Direct access and window frontage onto the High Street.

(Rear) Retail Area
4.72m x 4.55m (15'6" x 14'11")
Spot lighting, stairs to first floor.

FIRST FLOOR

Room One
2.62m x 3.78m (8'7" x 12'5")

Room Two
3.07m x 3.68m (10'1" x 12'1")
Fitted sink unit with electric water heater above, stairs leading to second floor accommodation.

WC
Fitted low level WC and wash hand basin.

SECOND FLOOR

Room Three
6.15m x 3.63m max (20'2" x 11'11" max)

Store Room
1.22m x 1.83m (4'0" x 6'0")

SERVICES
Mains electricity.
Mains drainage and water supply.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

RENTAL
£12,000.00 per annum.

RATEABLE VALUE
Enquiries to Rutland County Council, Oakham 01572-722577

LEASE
The term of the Lease is negotiable. It is envisaged that the lease will be an internal repairing and insuring lease.

LEGAL COSTS
The Tenant is to be responsible for the Landlord's reasonable legal fees incurred in the preparation of the lease.

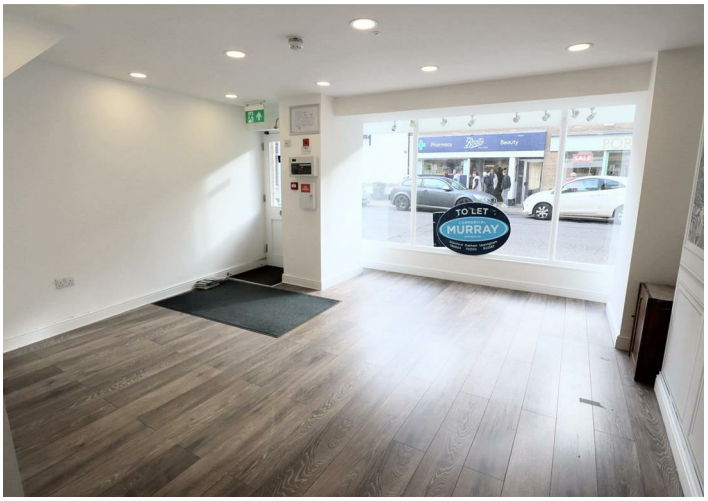
OAKHAM
Oakham is the market town of the county of Rutland and has a good catchment area for the villages in close proximity to the town. The town currently has a population of approximately 12,000 people and benefits from a good range of successful retailers from a variety of High Street names for example Boots the Chemists, Timpsons and Tescos to a number of smaller independent retailers.

VIEWING
Strictly through the Letting Agents Messrs Murray, Market Street, Oakham, Rutland. LE15 6DY Tel. No: 01572 755555

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.

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.


TO LET
MURRAY









