MURRAY

Chartered Surveyors & Estate Agents

3A, Mill Street, Oakham, LE15 6EA
£500 Per Month

TO LET ON LEASE
PROMINENT RETAIL UNIT
EXTENDING TO APPROXIMATELY 320 SQ. FT.
SITUATED IN THE PREMIUM RETAIL AREA OF TOWN CENTRE

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

DESCRIPTION
A rare opportunity to rent a prominent ground floor commercial premises within a character building, in the town centre of Oakham.

This prominent ground floor commercial premises located on Mill Street being accessed directly from Mill Street with good display window.

The accommodation briefly comprises Front Retail Shop, Rear Room, Rear Store Room and WC, extending to approximately 320 sq. ft internally.

ACCOMMODATION

GROUND FLOOR

Front Retail Shop
4.34m x 3.94m (14'3" x 12'11")
Dual aspect windows to High Street and Mill Street.

Rear Room
3.25m x 2.06m (10'8" x 6'9")

Store Room
2.49m max x 2.36m max (8'2" max x 7'9" max)

WC
1.17m x 1.24m (3'10" x 4'1")
With low level WC, wash hand basin and electric water heater

LEASE TERMS
We would envisage that this property will be let on an internal repairing lease with the Tenant being responsible for all internal repairs, internal decoration and to decorate the external woodwork and the Landlord being responsible for insuring the building, all external and structural repairs.

Each party would be responsible to pay their own legal fees incurred in the preparation of any lease.

DEPOSIT
The Tenant is to be responsible to pay a deposit equal to three months' rent which is to be held for the duration of the lease by the Landlord as security. The deposit will be returned to the Tenant in full at the end of the lease assuming the Tenant has fulfilled all of their obligations under the lease.

SERVICES
Mains electricity
Mains water supply
Mains sewerage
Mains electric heating

According to https://checker.ofcom.org.uk/
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor and in-home
O2 - good outdoor and in-home
Three - good outdoor
Vodafone - good outdoor

Results are predictions and not a guarantee.

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.

RATEABLE VALUE
Current rateable value (1 April 2023 to present) is £6,800 per annum.

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Enquiries to Rutland County Council, Oakham 01572-722577

RENTAL
£8,500.00 per annum.

ENERGY RATING
71 C

VIEWING
Strictly through the Sole Letting Agents: 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.

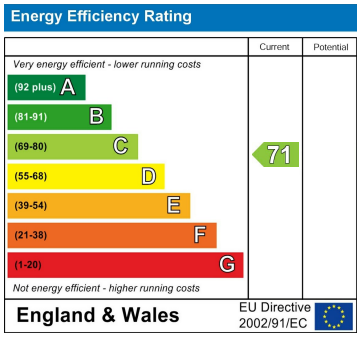
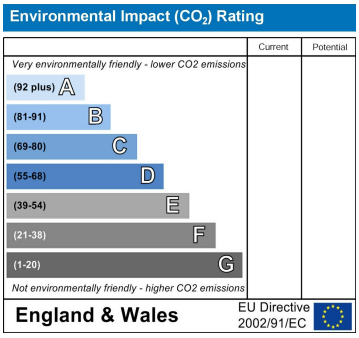
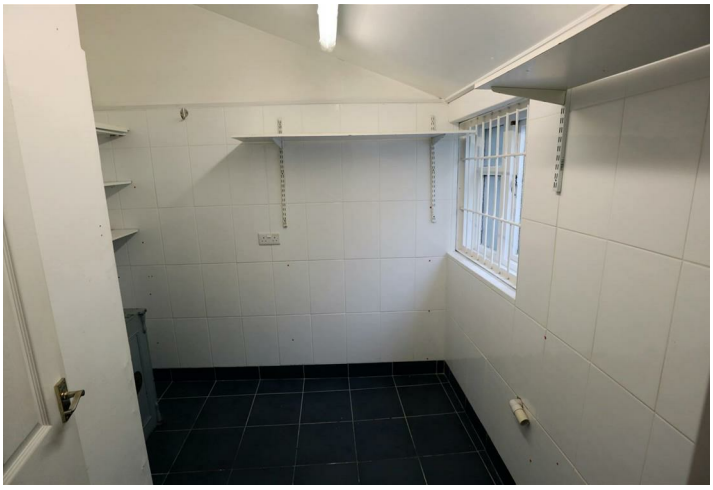
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves 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.