



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

Prime Retail Unit in Oakham

400 Sq Ft total Retail space

Popular retail location off Mill Street

Available immediately

Open plan space with newly fitted kitchen

Location

The Maltings is located just off Mill Street, a popular retail and food shopping Street in the Centre of Oakham. 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 purpose-built ground floor retail unit with window frontage, and high ceilings, the space was formerly used as a beauty salon and treatment rooms.

Accommodation

Front entrance into reception area with desk - 15'9" x 8'10" ft
Treatment room 1 – 12'5" x 5'4" ft
Treatment room 2 – 12'4" x 9'10" ft
Small kitchenette and Wc

Services

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

Service Charge

There is a service charge for the upkeep and maintenance of the common parts within the Maltings, this will include external painting and decorating, landscaping and Christmas lighting.

Terms

Offered for let on a 5-year lease with 3 yearly rent reviews. Initial passing rent of £7,500 + VAT
Break clauses and incentives maybe considered for the right applicant.
Personal guarantees or deposits will be required.
The tenant will contribute to the Landlords Buildings Insurance

Rates

The current rateable value for the property is £5,500 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 towards the lease drafting fees will be payable by the tenant.

Viewing

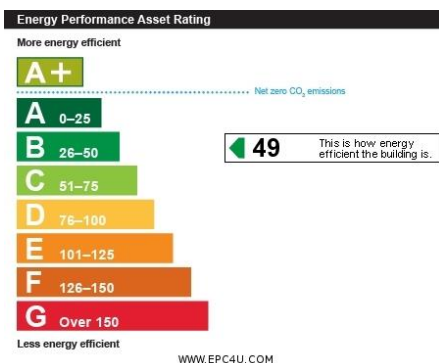
Viewing is strictly by prior appointment via the sole agents Moores Commercial Tel: 01664 431330 or via email office@moorescommercial.com

Parking

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

Other

Finance may be available through Independent Financial Brokers and Moores Commercial would be pleased to make an introduction for you. The Brokers are completely Independent and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.



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.