



5 Knights Yard, Gaol Street, Oakham, Rutland, LE15 6AQ

Shop unit For Sale

Oakham Town Centre property

Circa 290 Sq ft inc ancillary

Store room and W/C

Rental income £3,300 per annum

Location

Oakham is a popular Market town and boasts to be 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, and cities to include Peterborough and Leicester within 20 miles away. Motorway access is circa 20 miles West at Junction 21a, via the A46 from Melton Mowbray.

Property Description

A 2 room retail unit on a commercial complex of other Retail and Office Units on a busy thoroughfare directly off Oakham high street and there are Butchers, Bakers, Hairdressers and other retail units along the street. Built of brick beneath a slate covered roof, the Freehold is owned by the Management Company of which all owners are members and the unit has a 999-year lease from 2006 and is therefore a virtual freehold.

Accommodation

290 SQ ft of shop space with large window frontage. back office/store room and w/c.

Amenities

Positioned on Gaol Street which leads directly off High Street where all main amenities can be found. The Tesco superstore is 2 minutes walk.

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent. We are advised that the running costs for the Office are Circa £50 per month for Gas and Electricity and these are paid directly by the tenant.

Service Charge

It is likely a small service charge is payable to run the communal areas, further information will be made available.

Terms

Offered for sale on virtual freehold terms with an asking price of £75,000 + VAT

Rates

According to the VOA website, the Rateable Value of the Office is £3,450 per annum. Specific enquiries should be made to Rutland County Council for further information. Any rates payable are paid directly by the tenant to the rating authority.

VAT

The property has been elected for VAT and therefore VAT will be added to the purchase price. To reclaim the VAT, the buyer would need to register for VAT and then reclaim the VAT on the first VAT return to HMRC.

Legal Costs

Both Parties will be responsible for their own legal costs.

Viewing

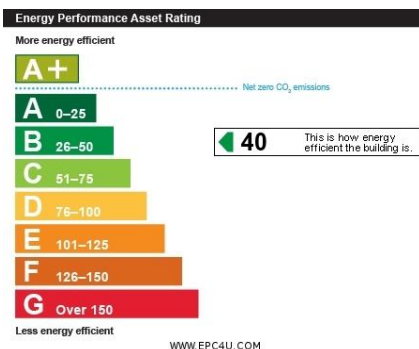
Viewing is strictly by prior appointment via the sole agents Moores Commercial Tel: 01664 431330 or via email office@moorescommercial.com

Parking

There is no parking allocated or associated with the property. Long stay permits are available in Church St Car Park, a 2 minute walk.

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

4 Melton Road
Whissendine
Oakham
LE15 7EU

www.moorescommercial.com

Email: office@moorescommercial.com

Tel: 01664 431330