



OAKHAM

45A HIGH STREET
LE15 6AJ

LOCATION

Located on High Street the shop is situated next to the Lloyds TSB. Directly across the street is Ladbrokes and the main pedestrian route to the town centre from Tesco and its associated parking.

ACCOMMODATION

The shop has an internal width of 17.5' (5.4 m) and a maximum depth of 35' (10.75), a total of approximately 585 sq ft (54.3 sq m) of usable retail space. The shop front has a central door with timber framed glazing either side.

TENURE

Premises are available on a new 5 year lease. The tenant will contribute towards a service charge in respect to any repairs that may be necessary to the structure.

TO LET LOCK UP SHOP A1 CONSENT

RENT

£17,000 p.a.

RATES

Rateable Value: £10,000
Rates Payable: £4,850 pa (2009/2010)
(through verbal enquiries to Rutland County Council)

LEGAL COSTS

The new tenant to be responsible for the landlords legal costs and stamp duty if applicable.

VIEWING

Strictly through landlords agents, please contact 01572 822791 for further information.

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