



## OAKHAM

45B HIGH STREET  
LE15 6AJ

### LOCATION

Located on High Street the shop is situated next to The Art Shop and the Lloyds TSB. Directly across the street is Ladbroke's and the main pedestrian route to the town centre from Tesco and its associated parking.

### ACCOMMODATION

The shop has an internal width of 19' (6 m) and a maximum depth of 31' (9.5m), a total of approximately 630 sq ft (57 sq m) of usable retail space, plus limited storage. 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

£19,000 p.a.

### RATES

Rateable Value: £11,750  
Rates Payable: £5,698.75 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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