



OAKHAM

45C HIGH STREET
LE15 6AJ

LOCATION

Located on High Street the shop is situated next to a high quality Kitchen Ware shop, The Art Shop and 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 19' (5.9 m) and a maximum depth of 34' (10.5m), a total of approximately 600 sq ft (57 sq m) of usable retail space. The shop front has a central door with timber framed glazing either side.

TENURE

Premises are available on the residue of a lease terminating on the 22nd September 2010.

The tenant would be responsible for the interior and the exterior shop front and would contribute towards a (capped) service charge over the building as a whole. The lease is contracted out of sections 24-28 of the Landlord & Tenant Act 1954 which restricts the right to renew.

Alternatively a new lease may be granted for a term of 5 years at a rental of £18,000 pa exclusive with full security of tenure rights under the Landlord and Tenant Act 1954.

LEASE AVAILABLE LOCK UP SHOP A1 CONSENT

RENT

£18,000 p.a.

RATES

Rateable Value: £10,250

Rates Payable: £4,971.25 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.

Misrepresentation Act: These particulars have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of these particulars is hereby excluded.