



## OAKHAM

5 CROWN WALK  
LE15 6BZ

### LOCATION

Located off High Street in the very centre of the prime retail area, Crown Walk is a covered arcade of 12 shops.

### ACCOMMODATION

Ground floor self-contained lock up shop approximately 485 sq. ft. Fully self-contained, is well served with power points, carpeted, and benefit from both intruder alarm and CCTV systems. Rear servicing is provided.

### TENURE

Premises are available on a new lease for a minimum of 3 years on internal repairing terms. There is a service charge payable in addition to cover the cost of insurance, maintenance, cleansing and lighting of common parts, and generally the cost of managing the whole arcade.

## TO LET LOCK UP SHOP

### RENT

£8,000 pa.

### RATES

Rateable Value: £6,500  
Rates Payable: £2,645.50 pa  
(through verbal enquiries to Rutland County Council)

### LEGAL COSTS

The new tenant to be responsible for the landlord's legal costs and stamp duty in connection with preparation of the lease.

### VIEWING

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

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