



Commercial Property
Specialists

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Established 1976

OAKHAM

8 CROWN WALK
LE15 6BZ

LOCATION

Oakham is the County Town of Rutland, a thriving and prosperous market town with a population of 11,000 supporting a Public School of national repute and benefits from rail connection. Subject property is 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 500 sq. ft plus w/c and kitchen. Fully self-contained and well presented, it is well served with power points and benefits from a fitted intruder alarm. 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

£7,500 pa.

RATES

Rateable Value: £6,500
Rates Payable: £2,814.50 (2011/2012)
(through verbal enquiries to Rutland County Council. May be subject to SBR if applicable please make your own enquiries).

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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