MURRAY

Chartered Surveyors & Estate Agents



17b, Gaol Street, Oakham, LE15 6AQ
£16,000 Per Annum

TO LET ON LEASE

MODERN GROUND FLOOR

RETAIL UNIT

EXTENDING TO APPROXIMATELY 645 SQ. FT

Oakham
5 Market Street
Oakham
Rutland LE15 6DY
Tel: 01572 755555
Letting Centre: 01572 755513
oakham@murray.co.uk

Stamford
Sales Enquiries
01780 766604
Lettings Enquiries
01572 755513
stamford@murray.co.uk

Uppingham
18 High Street East
Uppingham
Rutland LE15 9PZ
Tel: 01572 822587
Letting Centre: 01572 822587
uppingham@murray.co.uk

GENERAL DESCRIPTION
The property is situated close to the High Street on a pedestrianised street linking South Street and the High Street in the centre of the town of Oakham in the county of Rutland.

Oakham is the market town of the county of Rutland and has a good catchment area for the villages in close proximity to the town. The town currently has a population of approximately 12,000 people and benefits from a good range of successful retailers from a variety of High Street names for example Boots the Chemists, Timpsons and Tescos to a number of smaller independent retailers.

The property has an overall internal ground floor area of approximately 690 square feet with accommodation on the ground floor.





ACCOMMODATION

GROUND FLOOR

Retail Room
6.55m x 5.44m front area + 3.71m x 3.45m rear area (21'6" x 17'10 front area + 12'2" x 11'4" rear area)
Open plan room. Good display window and entrance door on to Gaol Street, tiled floor.

Kitchenette
1.98m x 3.66m (6'6" x 12'0")
Fitted sink unit.

WC
1.19m x 3.43m (3'11" x 11'3")
Fitted low level WC and wash hand basin with electric water heater above.

SERVICES
Mains electricity
Mains water supply
Mains sewerage

According to https://checker.ofcom.org.uk/
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor and in-home
O2 - good outdoor
Three - good outdoor
Vodafone - good outdoor, variable in-home
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

RENTAL
£16,000.00 per annum

RATEABLE VALUE
Enquiries to Rutland County Council, Oakham 01572-722577

LEASE
The term of the Lease is negotiable. It is envisaged that the lease will be an internal repairing and insuring lease

VIEWING
Strictly through the Sole Letting Agents

Messrs Murray, Market Street, Oakham, Rutland. LE15 6DY Tel. No: 01572 755555

OFFICE OPENING HOURS
Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER
1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by

inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.















