



No 6, The Maltings, Mill Street, Oakham Town Centre LE15 6EA

Retail/Office Unit in The Maltings
in Oakham

Rent £10,000 per annum + VAT.
service charge and Insurance

505 Sq. Ft total Retail space

- Commercial Unit in Oakham Town Centre with excellent window display space
- Circa 505 Sq. Ft total Retail space
- Open plan space with newly fitted kitchen
- Popular retail location visible off Mill Street
- Suitable for retail or office/Health and Leisure use
- Available Jan 2027

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Summary

Size - 500 Sq Ft
Rent - £10,000 + VAT
Service Charge - £1,000 pa for the first 3 years
Deposit - 3 months deposit required
Buildings Insurance - Landlord will insure and the tenant will reimburse a proportion of the premium which for the first year is circa £500
Business Rates - RV £8,900
Legal Fees - A contribution of £950 + VAT towards the lease drafting fees will be payable by the tenant
VAT - Applicable
EPC - A (19)

Description

A purpose built ground floor retail unit with excellent window frontage and high ceilings, the space is ideal for a studio/fashion retailer or as office space

Location

The Maltings is located just off Mill Street, a popular retail and food shopping Street in the Centre of Oakham. Oakham is the County capital of Rutland, the smallest County in the UK. Well positioned in the Midlands close to the A1 at Greetham/Stretton with good access to other popular market towns.

Accommodation

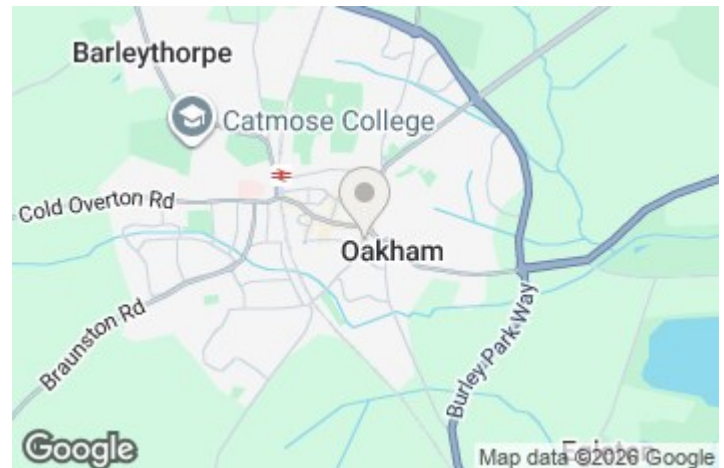
Open plan space measuring approx. 505 sq ft. With fitted kitchenette and w/c.

Terms

Offered for let on a new 5-year lease with 3 yearly rent review. Initial passing rent of £10,000 + VAT.
Break clauses and incentives may be considered for the right applicant.
There is a service charge for the upkeep and maintenance of the common parts within the Maltings, this will include external painting and decorating, landscaping and Christmas lighting. Tenants are responsible for the maintenance and redecoration of their own shop frontage. Service charge will be held at £1,000 pa for the first 3 years
Personal guarantees or deposits will be required. The landlord insures the building and the tenant will reimburse a proportion of the premium. Contribution for the first year is estimated at £500 + VAT, payable on invoice.

Parking

There is no parking with the property. Long term parking permits are available for Public Car Parks in Oakham Town Centre.



Viewing and Further Information

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