



21 High Street, Oakham LE15 6AH

Freehold Part investment with
part development

ERV - £55k per annum - Guide
price £550k NO VAT

Oakham Town Centre

- Freehold Investment For Sale
- Oakham Town Centre
- Part investment part development scheme
- Guide price - £550,000
- Projected income - £55k per annum
- Ground floor commercial Let £35k per annum
- Opportunity to add value

Summary

Tenure - Freehold

Price - £550,000

VAT - Not Applicable on the purchase price

EPC - D (79)

Legal fees - Each party to bear their own costs

Business rates - For the whole property £27,750

Finance - Available subject to status

Description

21 High Street is located in the heart of Oakham Town Centre and offers a great opportunity for retailers /investors due to the property's location.

The ground unit is accessed through dual automatic sliding doors which lead into the predominantly open planned unit. The ground floor accommodation is let to the Healthy Hearing from June 2026 on a new 10 year lease term with a 5 year break clause in place, The shop to the rear offers storage, welfare facilities and a kitchenette area.

Location

Oakham is a popular Market town and 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, Stamford, Melton, Grantham and Uppingham all within 15 miles, and cities to include Peterborough and Leicester within 20 miles away. Motorway access is circa 20 miles West at Junction 21a, via the A46 from Melton Mowbray.

Accommodation

The ground floor is let and Circa 1800 sq. ft

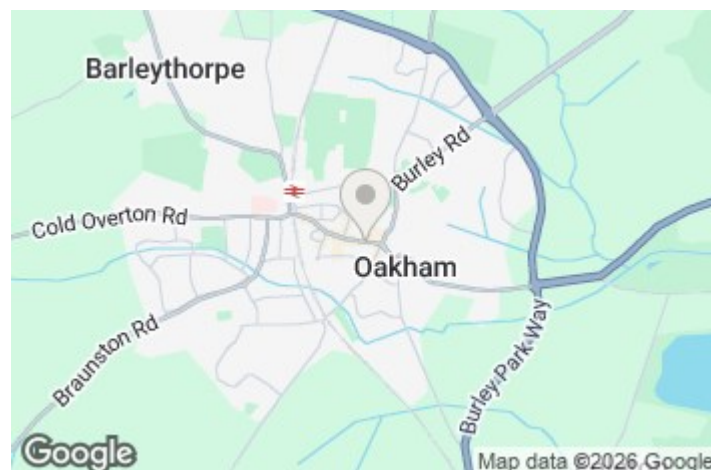
The current planning application is in for the following scheme:- 1 x Studio one bedroom studio and 1 x one bedroom flat. Plans available on request.

Terms

Offered for sale Freehold - part investment and part development site. Guide price £550,000 NO VAT.

The ground floor is let to Healthy Hearing on a 10 year lease from June 2026 with a 5 year break clause.

The 1st floor is vacant and in for planning for 2 x 1 bed apartments. Plans available upon request.



Viewing and Further Information

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