



Reid Commercial Property

T: 01572 729050 M: 07860 116401

E: [steve@reidcommercial.co.uk](mailto:steve@reidcommercial.co.uk)

**8 CHURCH STREET, OAKHAM, RUTLAND LE15 6AA**



**TO LET**

**TOWN CENTRE LANDMARK BUILDING**

**SELF CONTAINED**

**GIA: 10,786 Sq.Ft ( 1,002 m.Sq )**

**RENT: £80,000 pax**

Reid Commercial Property Ltd. The Office, 3 Melton Road, Langham, Rutland LE15 7JN T: 01572 729050 M: 07860 116401

E: [steve@reidcommercial.co.uk](mailto:steve@reidcommercial.co.uk) Skype: [rutland.property](https://www.skype.com/reidcommercial)

[www.reidcommercial.co.uk](http://www.reidcommercial.co.uk)

Reid Commercial Property is the trading name of Reid Commercial Property Ltd Company registered in England No. 09562232. Registered office as above

## LOCATION & DESCRIPTION

Oakham is the county town of Rutland with a population of approximately 11,000. It is within convenient travelling distance of Leicester, Grantham, Nottingham and Peterborough and situated approximately 9 miles due west of the A1 trunk road. The town is expanding significantly, with currently around 1,300 new homes being developed.

The property is arranged over 2 floors and is mainly open plan, with additional storage, office and staff facilities. A shared loading area is available at the rear, parking by arrangement. Climate control is via storage heating and air conditioning cassettes.

## ACCOMMODATION ( Gross Internal Area )

Ground Floor:	489.30 m.Sq	( 5,265 Sq.Ft )
First Floor:	513.16 m.Sq	( 5,522 Sq.Ft )
<b>TOTAL:</b>	<b>1,002 m.Sq</b>	<b>(10,786 Sq.Ft )</b>

## PLANNING

We are advised that the current planning use for the property is A1 Retail. We believe the property would suit a variety of uses, subject to planning.

## BUSINESS RATES

Rateable value:	To be assessed.
Rates payable:	Please contact Rutland County Council

## TENURE

The property is available on a Full Repairing & Insuring lease, term to be agreed. The ingoing tenant is to be responsible for the Landlord's reasonable legal costs in this matter.

## RENT

£80,000 per annum exclusive. We understand that the rent will not attract VAT.

## EPC

An Energy Performance Certificate will be available for inspection.

## SERVICES

We understand that mains gas, electricity, water and drainage are connected to the premises. Test have not been undertaken of any appliances.

## VIEWINGS

Strictly by appointment through **Reid Commercial Property**.



Reid Commercial Property Ltd. for themselves and for the vendors of this property whose agent they are give notice that:  
The particulars are set out as a general guide only for the guidance of intended purchasers, and not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and intending purchasers or tenant 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.

Reid Commercial Property Ltd. The Office, 3 Melton Road, Langham, Rutland LE15 7JN T: 01572 729050 M: 07860 116401

E: [steve@reidcommercial.co.uk](mailto:steve@reidcommercial.co.uk) Skype: rutland.property

[www.reidcommercial.co.uk](http://www.reidcommercial.co.uk)

Reid Commercial Property is the trading name of Reid Commercial Property Ltd Company registered in England No. 09562232. Registered office as above

