



Reid Commercial Property

T: 01572 729050 M: 07860 116401

E: steve@reidcommercial.co.uk

12A MILL STREET, OAKHAM, RUTLAND LE15 6EA



TO LET

PRIME LOCATION OFFICES

SELF CONTAINED

NET AREA: 512 Sq.Ft (47.58 m.Sq)

RENT: £7,500 pax

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

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

LOCATION & DESCRIPTION

The property is situated close to the town centre of Oakham, in a mixed retail and business area, close to a large public car park. 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 office suite enjoys prominent street access, leading to light and spacious first floor premises. The accommodation provides a ground floor reception area, 3 first floor offices, open plan area, kitchen and WC.

ACCOMMODATION

GIA 512 Sq.Ft 47.58 m.Sq

PLANNING

We are advised that the current planning use for the property is Sui Generis (tattoo studio). However, the property would suit a variety of other office or studio uses, subject to planning.

BUSINESS RATES

Rateable value: £2,800

Rates payable: Please contact Rutland County Council

TENURE

The property is available on a Internal 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

£7,500 per annum exclusive. VAT will not be levied.

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.

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