



Reid Commercial Property

T: 01572 729050 M: 07860 116401

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26 MAIN STREET, GREETHAM, RUTLAND LE15 6NL



FOR SALE

FORMER VILLAGE SHOP AND POST OFFICE

FREEHOLD FOR SALE

CONVERSION POTENTIAL (STP)

NET AREA: 1,119 Sq.Ft (104 m.Sq)

GUIDE PRICE: £175,000

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

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

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

Greetham is a large village, located in the north east corner of the county of Rutland. Oakham, the county town, is situated about 7 miles to the south west, the A1 trunk road is around 2 miles to the east. The population approximately 638 as of the 2011 census.

ACCOMMODATION

The property provides an open plan main retail area, with additional retail/office and storage at the rear. In addition there are 2 first floor rooms and a rear enclosed courtyard.

Net Internal Area 104 m.Sq. (1,119 Sq.Ft)

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: £5,000

Rates payable: Please contact Rutland County Council

TENURE

The property is available freehold, each party will be responsible for their own legal costs.

PRICE

Guide price is £175,000. VAT will not be levied.

EPC

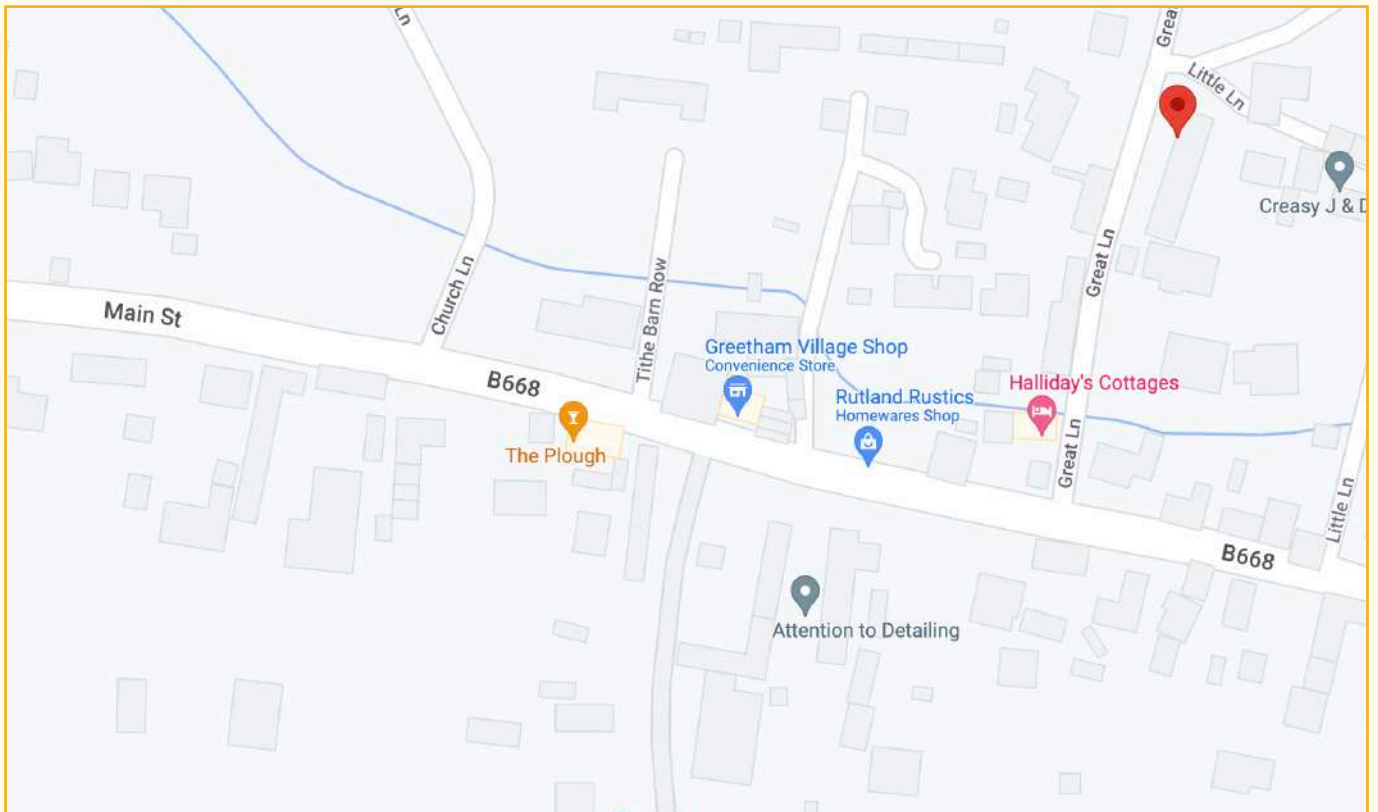
An Energy Performance Certificate will be available for inspection. The rating is 103 (Band E)

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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