



12 The Maltings, Mill Street, Oakham LE15 6EA

Dual Aspect Retail Unit in The  
Maltings Oakham

Rent £900 pcm + VAT ( £10,800  
per annum)

570 Sq Ft overall

- Prime Dual Aspect Retail Unit in Oakham
- 570 Sq Ft total space
- Tiled floor, painted walls and suspended ceiling
- Air conditioning
- Open plan space with store room and w/c
- Popular retail location off Mill Street

## Summary

Size - 570 Sf Ft  
Rent - £10,800 per annum + VAT  
Service Charge - £1,000 per annum fixed for 2 years.  
Business Rates - RV £10,000 from 1st April 2026  
Legal Fees - Both parties will be responsible for their own fees. A contribution of £750 + VAT towards the lease drafting fees will be payable by the ingoing tenant.  
Car Parking - Parking on Mill street and Pay and Display Car Parks nearby  
VAT - Applicable  
EPC - B (37)

## Description

A purpose-built ground floor retail unit with dual aspect window frontage and high ceilings. The space is being returned to its original open plan condition with painted walls and a tiled floor. The Shop frontage faces the Maltings and the side window faces Crown Street

### Location

The Maltings is located just off Mill Street, a popular retail and food shopping Street in the Centre of Oakham. Oakham is a popular Market town with markets on Wednesday and Saturdays in the market place approximately 1 minutes walk from The Maltings

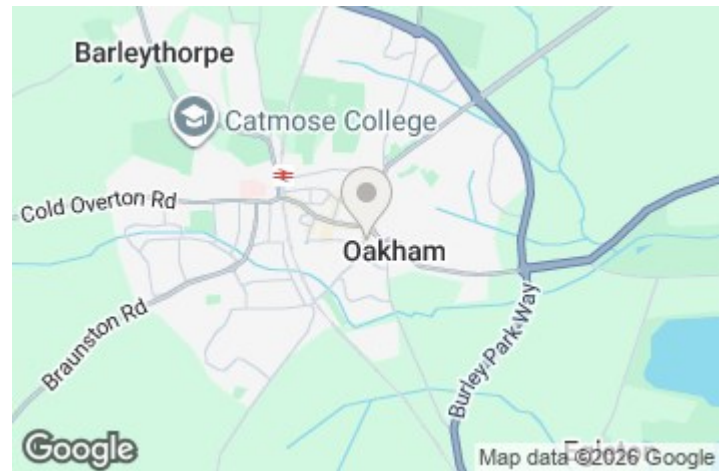
### Terms

Offered for let on a 5-year lease with 3 yearly rent reviews. Initial passing rent of £10,800 + VAT (£900 pcm + VAT). Rent is paid quarterly in advance on quarter days and a deposit equal to 3 months rent including VAT will be required. There is a service charge of £1,000 + VAT per annum paid annually on invoice for Communal areas maintenance, including painting & decorating, landscaping and Christmas lighting. .

Building insurance for The Maltings is arranged by the landlord and reimbursed by the tenant as a proportion for the space rented. The insurance is renewed in September, this will be invoiced in advance for the year and is estimated to be in the region of £350 for 2025. Contents and Window glass insurance is the tenants responsibility.

Break clauses and incentives may be considered for the right applicant.

Please note the non- returnable contribution to the landlords legal costs is payable prior to the lease being issued.



## Viewing and Further Information

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