Pepperdine & Freckingham
commercial sales & lettings



1 The Maltings, Mill Street, Oakham LE15 6EA

Prime Retail Unit on Mill Street in Oakham

£9,500 per annum plus VAT

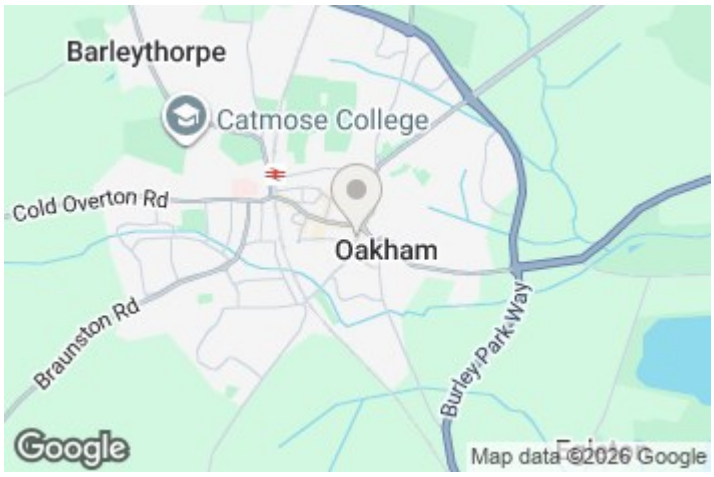
365 sq ft
(33.91 sq m)

- Circa 365 Sq Ft total space
- Popular retail location on Mill Street
- Open plan space with store room and w/c
- Available Immediately
- Air conditioning
- Some integrated display cabinets included

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Summary

Size - 365 Sq Ft
Rent - £9,500 per annum plus VAT
VAT - Applicable
Service Charge - £750 per annum + VAT
Business Rates - RV £8,200 Small Business Rates Relief should be available to qualifying businesses
Legal Fees - Both parties will be responsible for their own fees. There is a Tenant contribution of £750 + VAT towards the Landlords Legal costs to be paid prior to the drafting of the lease
EPC - B (43)



Description

A Grade 2 listed building constructed of Ironstone with window frontage directly on to Mill Street. Open plan ground floor shop with large window frontage. Store room and w/c to the rear. Total space approximately 365 square feet.

The property is not suitable for a Food Takeaway outlet as there is no extraction.

Location

The Maltings is located on Mill Street, a popular retail and food shopping Street in the Centre of Oakham with No 1´s shop window fronting directly onto Mill Street which has vehicular and pedestrian traffic. Surrounding the shop there are other retail outlets including Art Galleries, Jewellers, Hairdressers and Food Outlets.

Accommodation

The retail unit has low ceilings and has alcoves which lend themselves to retail displays. The shop is open plan and has a WC and Kitchen to the rear.

Terms

A new 5-year lease will be created. The initial passing rent is £9,500 + VAT rising to £9,950 + VAT in year 2 with a review at the end of year 3. A 3 months rent deposit and a personal guarantee may be required. There is a service charge for the maintenance of The Maltings external areas. For the first year this has been set at £750 + VAT The tenant will contribute to the Landlords Buildings Insurance.

There is a Tenant contribution of £750 + VAT towards the Landlords Legal costs to be paid prior to the drafting of the lease.





Viewing and Further Information

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