



Former Cafe, Church Street, Oakham LE15 6AA

Cafe'/Retail space TO LET Oakham  
Town Centre

£12,000 per annum + VAT

496 Sq Ft plus Rear Courtyard

- Ground Floor Cafe Unit in Oakham Town Centre
- Close to High Street and Public Car Park
- External Courtyard to the rear
- Rent £12,000 pa + VAT
- Shop frontage to Church Street
- Opposite Oakham School

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## Summary

Size - 496 Sq Ft Plus Rear Courtyard

Rent - £12,000

Service Charge - Circa £300 per annum plus Buildings insurance.

Business rates - RV £9,400

Legal Fees - Both parties will be responsible for their own fees

VAT - Applicable

EPC - B (34)

## Description

Clarion House is an attractive 2 storey grade II listed building close to local amenities and parking on Church Street between the Public car park and the High Street. Recently operating as a cafe', this ground floor unit has window frontage to Church Street and a small external seating area to the rear.

Within Clarion House there is an Italian Restaurant and 2 offices using the Church Street entrance and 4 commercial office/Health and Beauty spaces off the Dean Street entrance.

## Location

Oakham is a popular Market town and boasts to be the County capital of Rutland, the smallest County in the UK and home to Rutland Water, popular for locals and tourists for cycling, fishing, bird watching and walking.

Located on Church Street and adjoining an Italian Restaurant and other retail outlets, the Shop is between one of the Towns main Car parks and the town centre.

## Accommodation

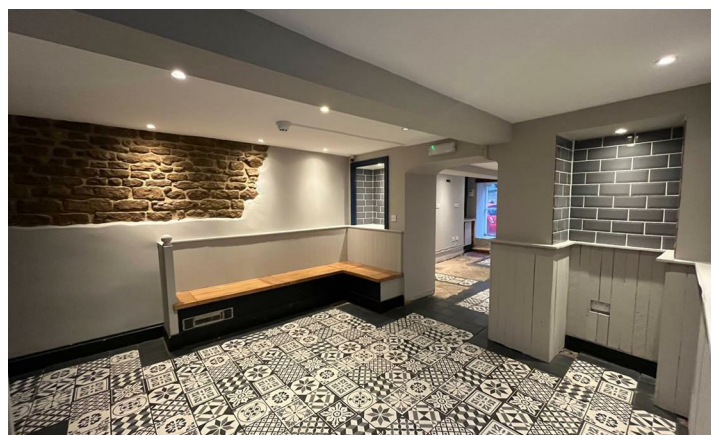
The shop is 496 Sq Ft and benefitting from a good High Street frontage and rear courtyard. Heating is by Electric storage heaters and there are Wc facilities and storage to the rear.

## Terms

A new lease will be produced on Internal repairing and insuring terms ( to include the shop front) for a minimum 5 year period with 3 year review. Rent has been set at £12,000 + VAT. A deposit equal to 3 months rent plus VAT will be charged and held by the landlord. A small service charge of circa £300 will apply and Landlords insurance will be charged in addition which is invoices when the annual premium is paid and for the current year is circa £50 per month.

## Parking

Parking is not available with the unit however Church Street car park is 100 yards away and offers ample parking either on a pay and display basis or weekly, monthly or annual permits which are available from Rutland County Council.



## Viewing and Further Information

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