



39b Main Street, Whissendine, Oakham - LE15 7ES

Shop/Salon to Let in Rutland  
Village location

£400 per month (NO VAT)

275 sq ft - Current Planning class E  
- all uses considered

- 275 sq ft - former cafe/shop To Let
- Rutland Village location
- Available immediatley
- £400 per month (NO VAT)
- Rent free incentives available subject to Status and use proposals
- Adjacent to the Whissendine Shop

## Summary

Size - 275 sq ft  
Tenure - Leasehold  
Rent - £400 per month  
VAT - Not applicable  
Building insurance - re charged at cost  
EPC - C (63)  
Legal fees - each party to bear their own costs  
Availability - Immediately.

## Description

This former café unit offers a small ground floor commercial space attached to the Village Shop (Mace), measuring approximately 275 sq ft and with a W/c and sink to the rear.

The property has traded as a hair salon and Village café over the last 8 years. The shop would suit similar small businesses.

## Location

Located in Whissendine one of Rutland's largest Villages set between the Melton Mowbray and Oakham. Easy access to the A607 and the A606. The A1 at Stretton via Cottesmore is approximately 7 miles to the East. The property is located almost opposite the popular Whissendine Village School.

## Terms

Offered for let on a new 3 year lease at £400 per month  
- No vat

3 months deposit will be required by the ingoing tenant.  
Rent free incentives may be available subject to status and fit out proposals

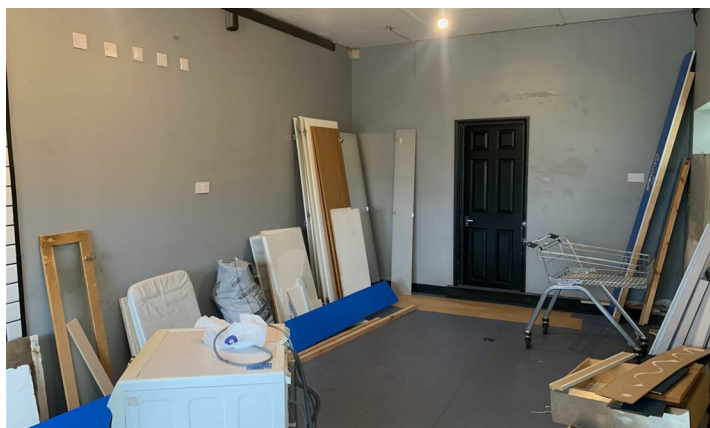
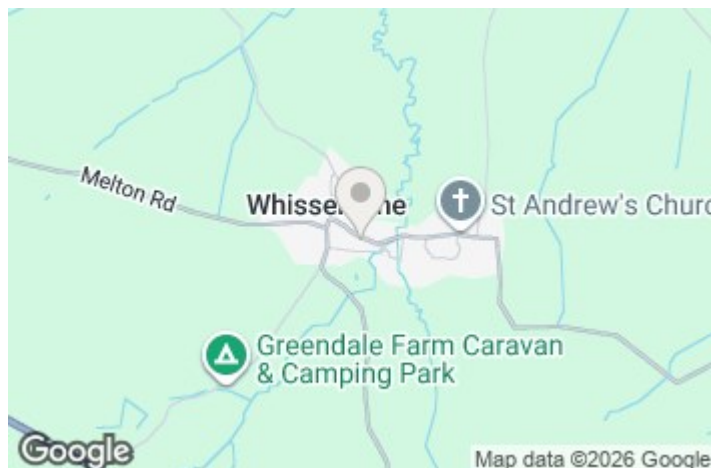
The rateable value is £3,450

The tenant will be responsible for utilities - all are individually metered.

A contribution for building insurance will be re-charged at cost.

## Services

The property benefits from mains services to include electric. water and drainage. There is no mains gas to the property. These services have not been tested by the agent.



## Viewing and Further Information

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