



25a Burley Road, Oakham, Rutland, LE15 6DH

- Detached offices/studio
- Ground and first floor offices
- Kitchen and shower room
- 2 parking spaces
- Town Centre Location

Location

This Office/Studio is located close to the main roundabout where Oakham High Street, Mill Street, Burley Road & Uppingham Road meet.

Retailers within a 2 minute walk include Boots the Chemist, Boots Opticians, Barclays and HSBC Bank, Specsavers and numerous private retailers including travel agents and the main market square.

Oakham is a popular Market town and the County capital of Rutland, the smallest County in the UK. Well positioned in the Midlands close to the A1 at Greetham/Stretton with good access to other popular market towns, Stamford, Melton, Grantham and Uppingham all within 15 miles, and cities to include Peterborough and Leicester within 20 miles away. Motorway access is circa 20 miles West at Junction 21a, via the A46 from Melton Mowbray.

Property Description

A detached 2-storey brick built property under a pitched tiled roof.

The property is in good condition with new windows to the road frontage, recently fitted kitchen and shower room with w/c and 2 car parking spaces.

Accommodation

The total floor area over the 2 floors is circa 700 Sq Ft. Engineered Oak floors throughout.

Ground Floor principal dimensions are 9.2m x 3.68m open plan with stairs to FF.

First Floor Open plan office 6.6m x 3.68m. Kitchen 2.7m x 1.59m and Shower room/Wc 2.m x 1.74m.

Services

Heating is by wall mounted panel heaters. We are advised that all main services are connected to the property. These services have not been inspected or tested by the agent.

Terms

A new FRI Lease will be created on terms to be agreed. We are seeking a 5 year lease with a 3 year review at an initial passing rent of £13,200 per annum. A 3 month deposit will be required. Landlord will insure the building with the tenant reimbursing the premium.

Rates

The current rateable value for the property is £4,850 per annum, interested parties are advised to contact Rutland County Council for any rate relief assistance available.

VAT

We are advised that the property has not been elected for VAT.

Legal Costs

Both Parties will be responsible for their own legal costs.

Viewing

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Parking

Car parking for 2 cars to the side of the property. The neighbouring landowner has a right of way across the car park for access when required. Burley Road Car Park is immediately opposite.



Contact Details

18 Midland Court
Station Approach
Oakham
Rutland
LE15 6RA

www.pandfcommercial.com

Email: office@pandfcommercial.com

Tel: 01664 431330