

Prime retail premises in busy market town

Ground floor sales

112.1m² (1,207ft²)

- Prime retail premises in the heart of Oakham
- Undergoing refurbishment ready for tenant fit-out
- Nearby occupiers include **Boots Opticians**, **The Melton Building Society** and **Otters Fine Foods**
- Suitable for a variety of uses (subject to planning)
- Quoting rent - £35,000 per annum



TO LET



Location



Gallery



Contact

Location

Oakham is a thriving market town and is in the county town of Rutland in the East Midlands. It is 25 miles east of Leicester and 28 miles southeast of Nottingham.

The property occupies a prime position and is on the busiest stretch of High Street in and amongst a mix of independent retailers, cafes and a range of national tenants to include Boots Chemist, McColls Morrisons, Melton Building Society and Boots Opticians.

The Property

The premises benefit from a prominent and wide frontage secured by an electric roller shutter. Internally the property is in the process of being stripped and will be ready for tenant fit out.



Accommodation

The ground floor comprises the following approximate floor areas:

112.1m² (1,207ft²)

An additional 56.40m² (607ft²) may be available on the first floor. Please contact the marketing agents for further details.

(These measurements are given for information purposes only).





Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:

£35,000 per annum exclusive

Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

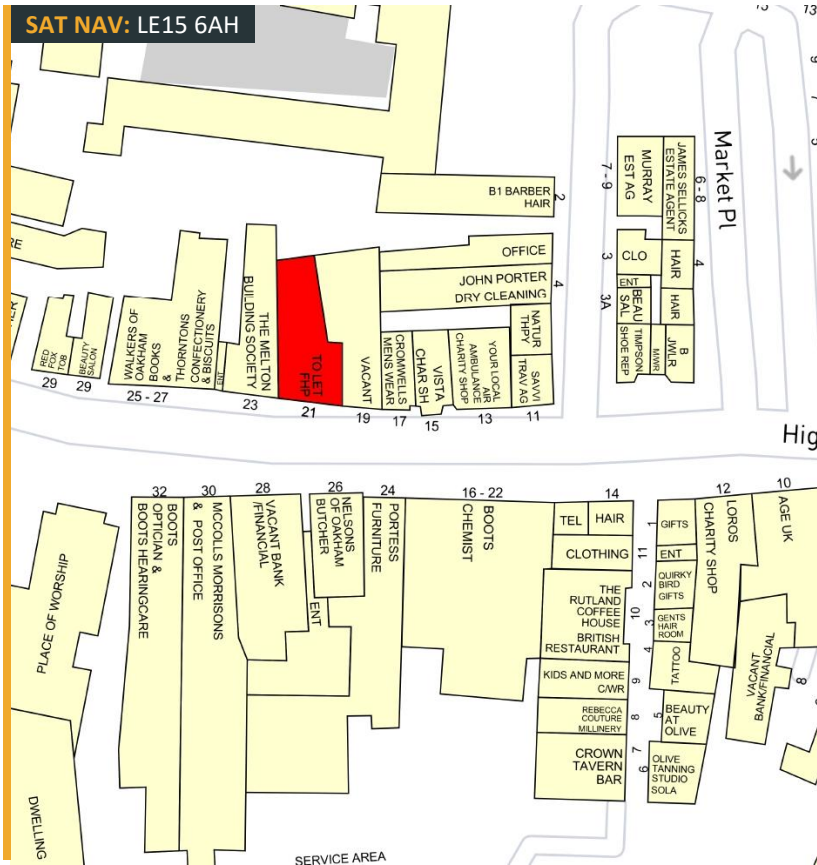
This information is for guidance only and all parties should check themselves with the local planning authority.

VAT

VAT is applicable at the prevailing rate.

EPC

The property has an EPC rating of 79 falling within Band D.



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £27,750
UBR Multiplier: 49.9p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business).

This information is for guidance only and all parties should check themselves with the local billing authority.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Ellis Cullen
07450 972 111
ellis.Cullen@fhp.co.uk

Oliver Marshall
0788 7787 885
oliver@fhp.co.uk



Fisher Hargreaves Proctor Ltd.
10 Oxford Street
Nottingham, NG1 5BG
fhp.co.uk
15/10/2025