

FREEHOLD SHOP FOR SALE

6-8 Market Place, Oakham, LE15 6DT



LOCATION

Oakham is a market town in the county of Leicestershire located approximately 25 miles east of Leicester and 30 miles south east of Nottingham.

SITUATION

The property is situated in Market Place, accessed from High Street (B640). The property occupies a position at the heart of Market Place, adjoining with the primary pitch on the High Street.

Situated in the centre of an aesthetic market town, the property benefits from good transport links. Oakham railway station is approximately 0.5 miles to the North West and there are multiple bus links which are accessible along High Street. The A606 which passes just east of Oakham provides direct road links to Nottingham.

Nearby occupiers include Barclays, Boots, Café Nero, Cancer Research and Timpson. Other occupiers include independent estate agents, retailers and local eateries.

DESCRIPTION:

The subject property comprises a two storey single-aspect building of brick construction set under a pitched tiled roof. Part of the banking hall at one side of the subject is single storey and set beneath a flat roof. Although of traditional construction, the unit benefits from significant glazing to the shop front.

The ground floor provides the main banking hall with partitioned meeting room and office. Internally the accommodation has been fitted out to Santander's standard corporate fit out, with carpeted floors, suspended ceilings with fluorescent lighting.

The first floor, accessed via a staircase to the rear of the building, provides a smaller floorplate with staffroom/kitchen, office, office store room and toilets.

TENURE

Freehold

ACCOMMODATION

The unit extends to the following approximate floor areas calculated in line with the RICS Code of Measuring Practice, (6th ed)

Sales Area: 624 sq ft / 58.00 sq m

First Floor Ancillary: 251 sq ft / 23.29 sq m

(Ground Floor (ITZA): 624 sq ft / 58.00 sq m)

TOTAL NIA: 875 sq ft (81.29 sq m)

RATES

Rateable Value £18,250
UBR 0.493

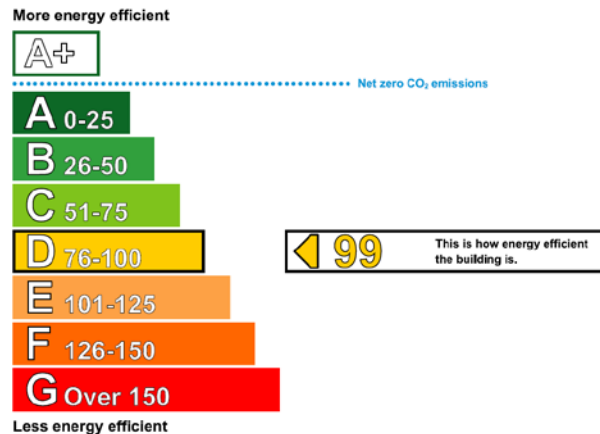
Rates Payable £8,997

Interested parties should verify these figures with the Local Authority.

PLANNING:

The unit currently benefits from A2 planning use.

ENERGY PERFORMANCE CERTIFICATE



VAT

The property is not elected for VAT

LEGAL COSTS

Each party is to be responsible for their own legal costs.

PROPOSAL

We are instructed to seek unconditional offers in excess of **£250,000** for the Freehold interest of the above property, excluding standard purchaser's costs.

VIEWING AND FURTHER INFORMATION

Branch staff should not be approached for access. All viewings are to be made by appointment through Sole Agents GL Hearn.

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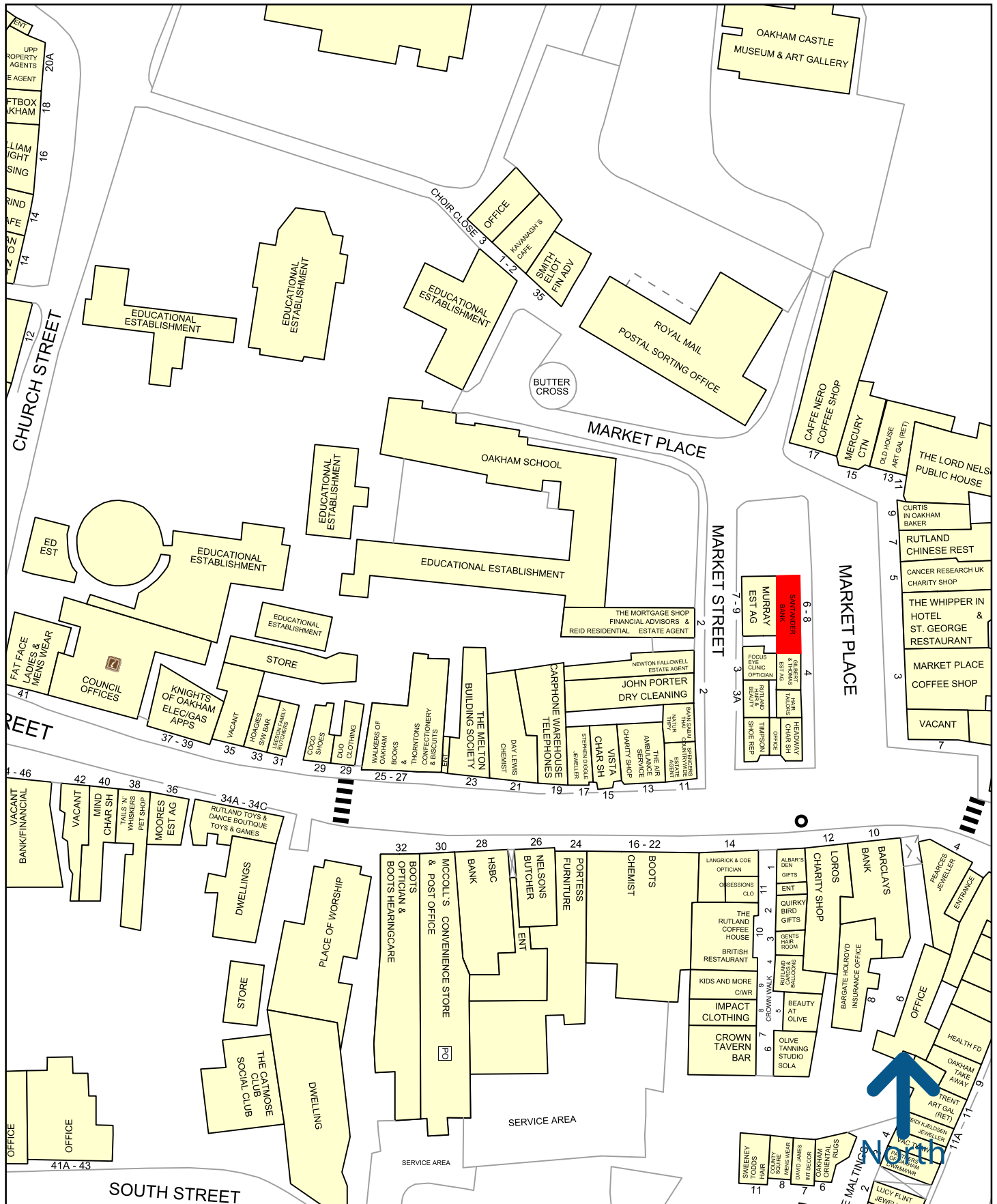
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Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
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