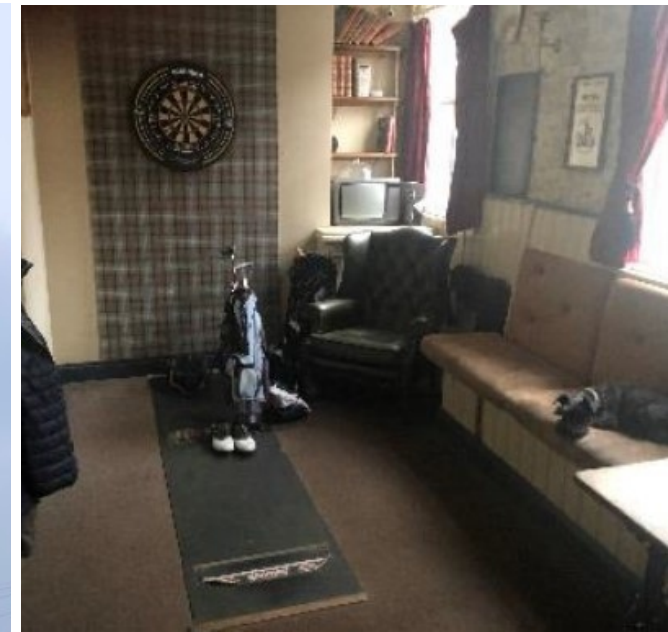


FORMER PUBLIC HOUSE WITH REDEVELOPMENT POTENTIAL FOR SALE

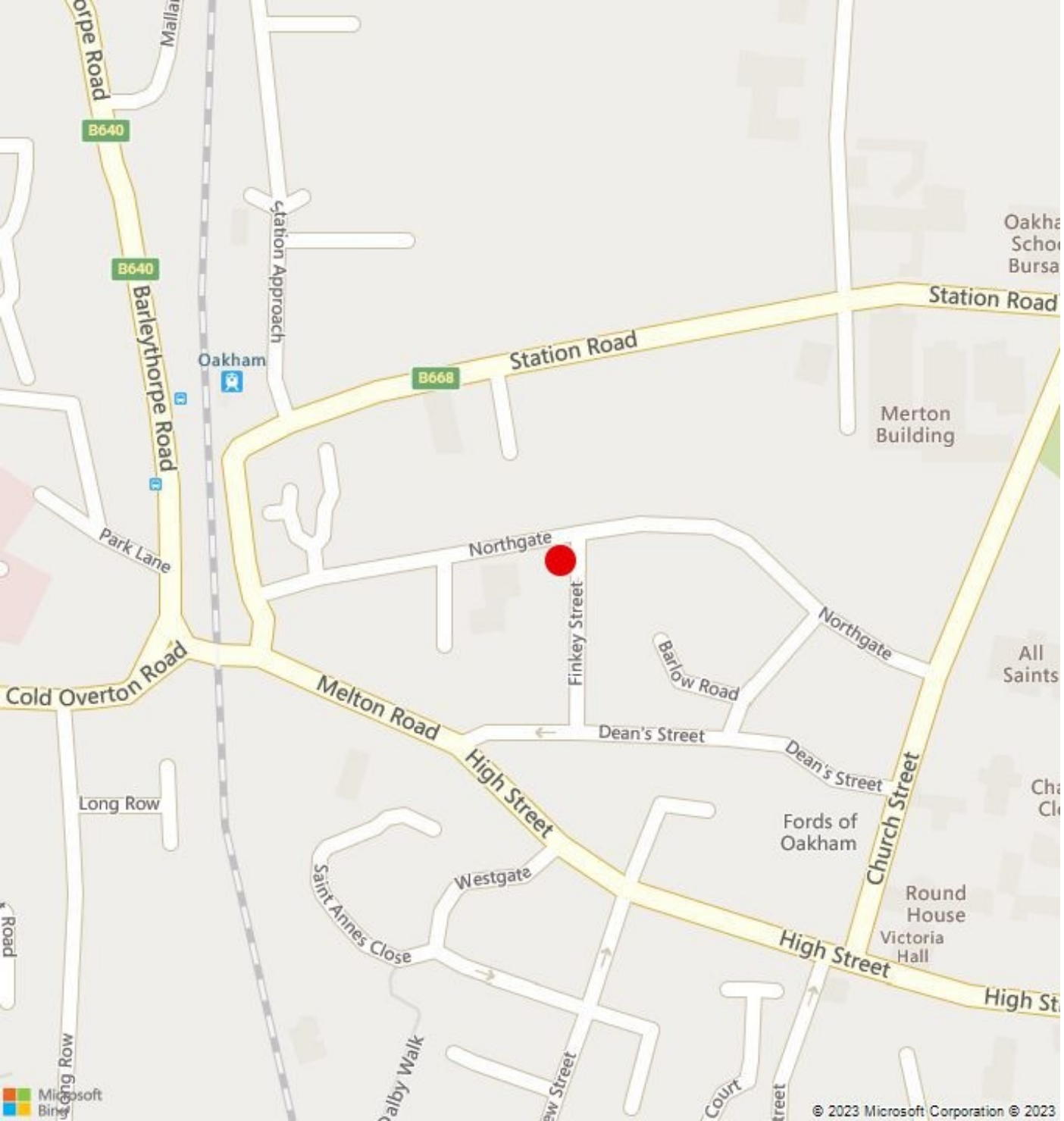
42 Northgate, Oakham, Rutland, LE15 6QS



2,865 Sq Ft (266.16 Sq M)

£425,000 for the Freehold

- ▶ Former public house
- ▶ Located in the centre of Oakham
- ▶ Prominent corner plot
- ▶ Planning for redevelopment to 3 dwellings



LOCATION

Oakham is an attractive market town and the administration centre of the county of Rutland. Oakham has a population of 10,922.

Oakham is situated 18 miles east of Leicester and 29 miles south east of Nottingham. Oakham is on the A606 road between Melton Mowbray (10 miles) and Stamford (11 miles) with convenient access to the A47 and A1. Oakham railway station is positioned approximately halfway between Peterborough and Leicester stations, both providing mainline links to London.

The property is situated a few hundred yards from the railway station and is within easy walking distance of the town centre. The property enjoys a prominent position fronting Northgate and Finkey Street.

DESCRIPTION

The property comprises a predominantly two storey period building which the date mark indicates was constructed in 1873. It is understood that the property was originally two dwelling houses, which was subsequently used as a public house, but more recently as a single dwelling.

The property is a mixture of traditional solid brick construction under pitched tiled roofs, whilst the corner cottage fronting Finkey Street is a mixture of stone and brick construction. All elevations have been painted and there is a more modern side extension fronting Northgate with rendered walls under a flat roof.

The internal accommodation is effectively an L-shape with the original counter and 2 interconnecting rooms, toilets and storage at ground floor. An internal staircase leads to the first-floor accommodation, which comprises a fitted kitchen, bathroom and 4 bedrooms.

Externally, there is an enclosed garden with stores and an access from Northgate providing off street parking.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground floor	1,703	158.21
First Floor	1,162	107.95
Total	2,865	266.16

All areas are quoted in accordance with the RICS Code of Measuring Practice

CURRENT RATING ASSESSMENT

Local Authority: Rutland County Council
Council Tax Band : G

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

EPC

The energy Rating is C.

PRICE

£425,000 for the Freehold.

VAT

Position to be confirmed.

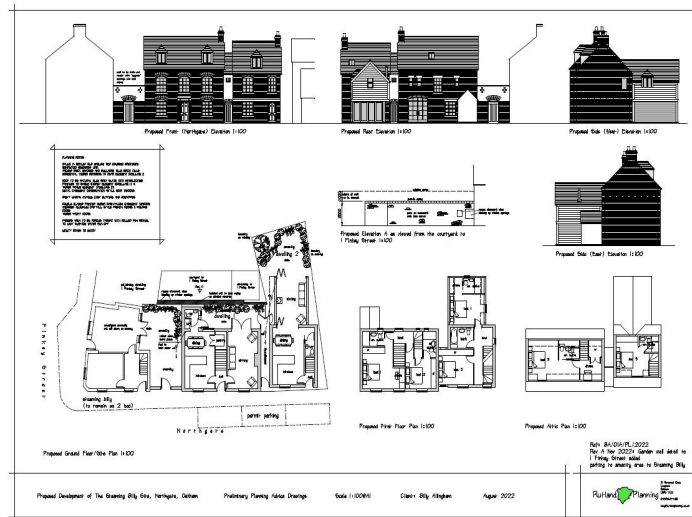
POSSESSION

Upon completion of legal formalities.

PLANNING

The property has planning permission as a single dwelling (change of use from a pub 2019/0034/FUL).

Permission has also been granted for the retention of a dwelling house, and the erection of 2 further dwellings (2022/1088/FUL).



VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

rp@appleicester.co.uk
0116 254 0382



Will Shattock

wjs@appleicester.co.uk
0116 254 0382

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.