

STRETTON

RAM JAM SERVICE STATION | LE15 7QX

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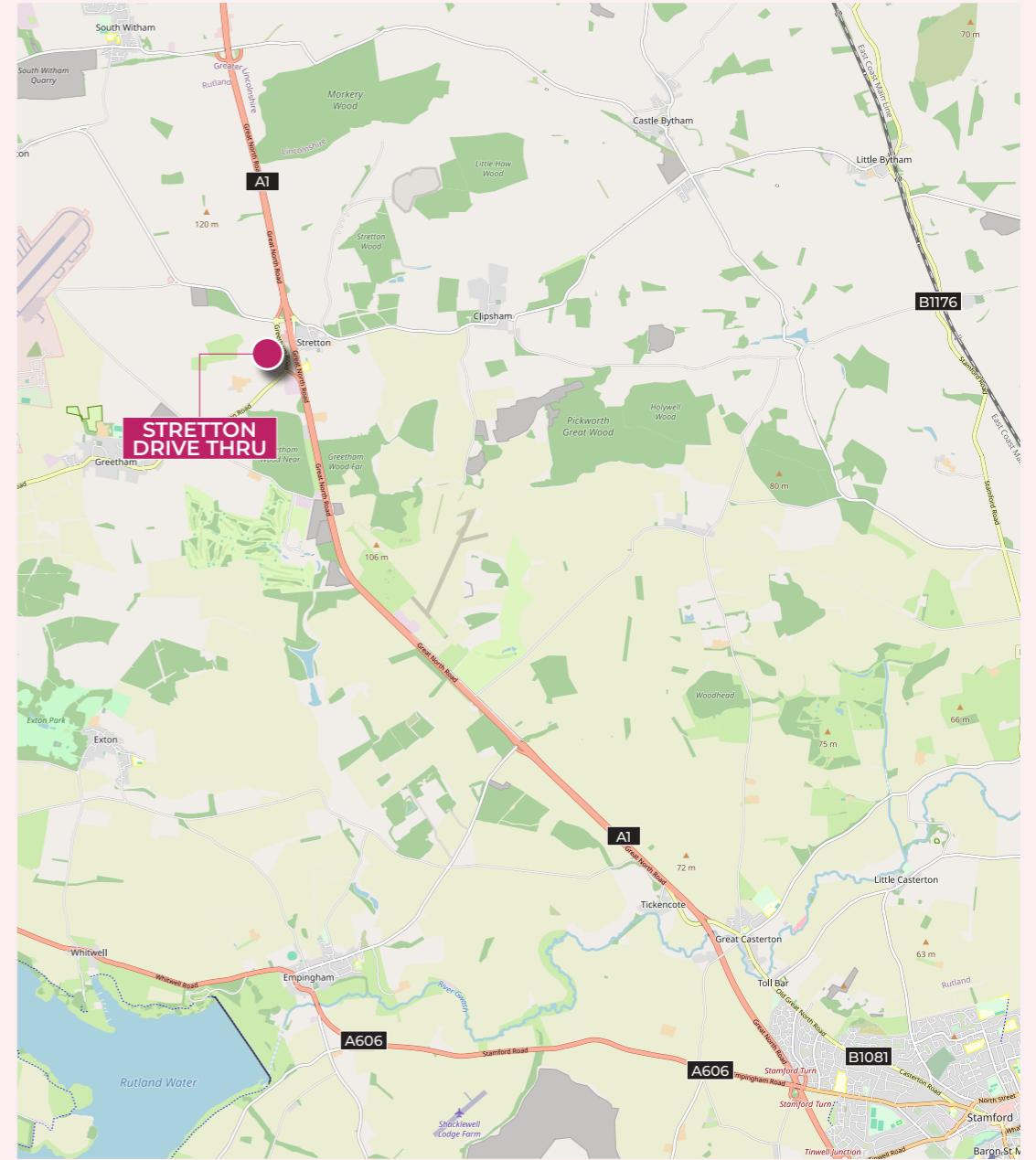


DRIVE THRU OPPORTUNITY: 1,788 SQ FT

C. 32,716 (DFT) VEHICLES PASSING PER DAY



PLAY VIDEO



KEY HIGHLIGHTS

- 1,788 sq ft drive thru opportunity
- Available by way of assignment or sublease
- 32,716 vehicles passing per day

LOCATION

Ram Jam Services are situated on the A1 Northbound at Oakham which carries 32,716 vehicles per day (DfT). Occupiers at the service station include Wendy's, Brightside and Valero.





DESCRIPTION

The opportunity comprises a newly-built 1,788 sq ft drive thru building in shell condition with drive thru lane.

The adjoining unit of c. 754 sq ft we understand is also still available so a larger unit may potentially be created – please enquire directly with the landlord. The drive thru benefits from car parking on site with over 60 shared spaces.

TENANCY

Available by way of assignment or sublease. The passing rent is £90,000 pa.

The lease is subject to 5 yearly rent reviews on an upwards only basis to RPI with a collar of 1% pa compounded and a cap of 3% pa compounded.

Gross Internal Area

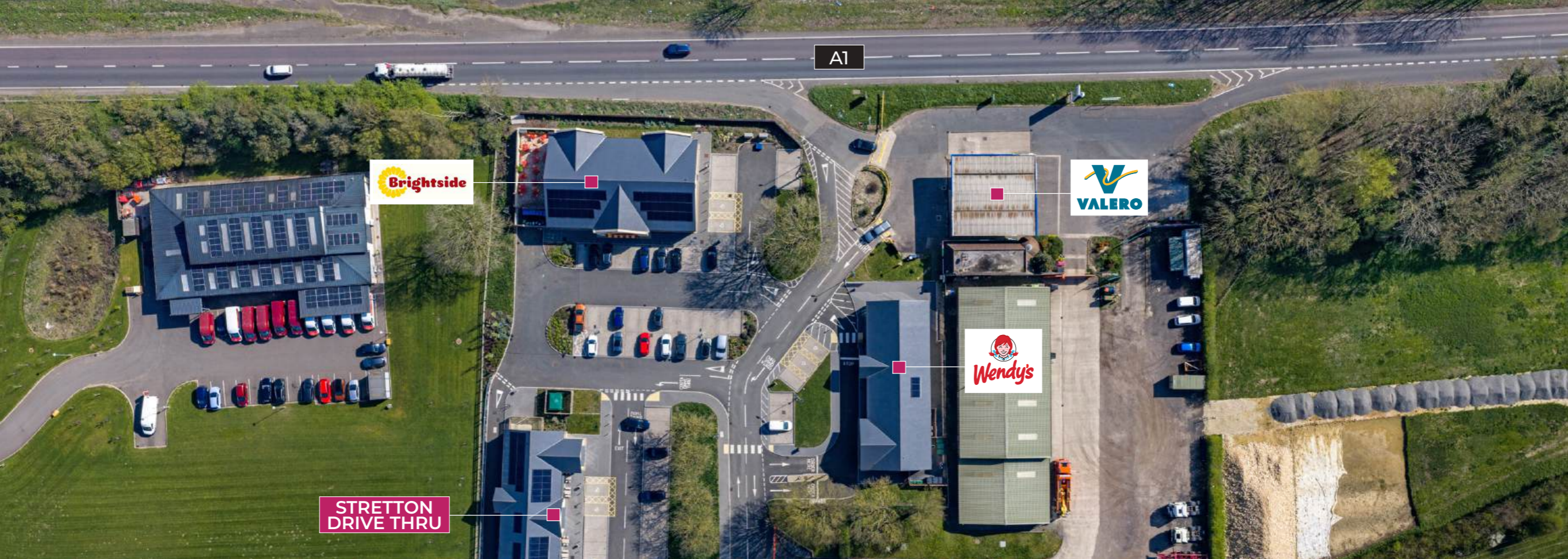
1,788 SQ FT

Car Parking

OVER 60 SHARED spaces







SERVICE CHARGE

Further information available on request.

RATES

Interested parties are advised to make enquiries with the local authority.

EPC

The Energy Performance Certificate is A (10).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction.

CONTACT

Please contact the sole letting agent for further information or to arrange a viewing.



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