



UPPINGHAM

10 HIGH STREET EAST
LE15 9PZ

LOCATION

Uppingham is an historic Market Town with a population of approx 4000, also supporting a large rural catchment. The town is located just off the A47, equidistant from Peterborough and Leicester, each about 20 miles away. The property occupies a **prime** retail position on the High Street.

ACCOMMODATION

2 self-contained ground floor lock-shops with a long-leasehold flat over.

TENURE

10a let to Rutland Travel Ltd subject to a personal guarantee for a term of 3 years from 12th February 2019. Rent commencing £7500 pa rising to £8000 pa in 2020 and £8250 pa in 2021. Tenant's option to break at 1st anniversary.

10b let to J Thirlwell and J Falk trading as a café. 3 years from 20th December 2016. Rent passing £8250 pa.

Landlords costs (including insurance) are shared in proportion by the 2 commercial and 1 residential tenant.

CP

THE CULSHAW
PARTNERSHIP

COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976
REGULATED BY THE RICS

INVESTMENT FOR SALE

TOTAL RENTAL INCOME

£15,750 pa

PRICE

£240,000 exclusive

NET YIELD

6.4%

VAT

Is not chargeable on purchase price.

LEGAL COSTS

Vendors Legal Costs to be met by Purchaser.

VIEWING

Strictly through landlords agents, please contact 01572 822791 for further information.

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