

# CP

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PARTNERSHIP

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## UPPINGHAM

30b 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. Property occupies prominent location in the town centre and is situated on second floor.

### ACCOMMODATION

One roomed office on second floor approx 200 sq ft. Office is essentially self-contained and benefits from many power and telecom points as well as heating. Access is from High Street East to a self-contained lobby and stairwell. W/C and kitchen facilities are situated at the head of the stairs on the second floor and are shared with first floor office and ground floor shop.

### TENURE

Premises are available on a new 3 year lease. The landlord arranges the cleaning of the common parts at a cost to the tenant of £30pcm. The tenant is responsible for utilities and a proportionate share of the cost of insuring the property.

## TO LET 2<sup>nd</sup> FLOOR OFFICE

### RENT

£3,000 p.a.

### RATES

Rateable Value: £1,175  
Rates Payable: £576 (2019/2020)  
(through enquiries to Rutland County Council).  
**May qualify for 100% Rates Relief.**

### LEGAL COSTS

The new tenant to be responsible for the landlords legal costs in connection with preparation of the lease.

### VIEWING

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

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