



CP

THE CULSHAW
PARTNERSHIP

COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976
REGULATED BY THE RICS

UPPINGHAM

34 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 prominent retail position on High Street East between Timpson and Culpin's Butchers.

ACCOMMODATION

Attractive, stone, ground floor lock up shop with dual display windows fronting High Street East. Sales area of 186 ft². Rear stairs to a full height and entirely useable basement office/storage with kitchen and wc totalling 152 ft². Both shop and basement are heated via wall mounted electric space heaters.

TENURE

Premises are available on a new lease on FRI terms for a period not less than 3 years.

TO LET LOCK-UP SHOP

RENT

£8,750 pa

RATES

Rateable Value: £4,700
Rates Payable: £2,307 pa (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.