



CP

THE CULSHAW
PARTNERSHIP

COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976
REGULATED BY THE RICS

UPPINGHAM

6 CROWN PASSAGE
LE15 9NB

LOCATION

Uppingham is an historic Market Town with a population of approx 4000, also supporting a large rural catchment. The town is located off the A47 equidistant from Peterborough and Leicester each about 20 miles away. The property is part of an attractive area in the town known as Crown Passage opposite a busy public car park and accessed off North Street East.

ACCOMMODATION

Attractive two storey Listed building.
Ground Floor consists of reception office, W.C. and Kitchen. Two first floor Offices.
Ground Floor Total Area 292 ft² (NIA).
First Floor Offices 458 ft²
1 Car Parking Space.

TENURE

A new full repairing and insuring lease for a term of not less than 3 years.

OFFICE PREMISES TO LET

RENT

£11,000 p.a.

RATES

Rateable Value: £6,100
Rates Payable: £2,928 (2018/2019)
(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

Viewing strictly only with ourselves or our Joint Agents please contact:

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