



CP

THE CULSHAW
PARTNERSHIP

COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976
REGULATED BY THE RICS

UPPINGHAM

9 HIGH STREET EAST

LE15 9PY

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.

Rare opportunity for a large shop in a prime High Street location in Uppingham.

ACCOMMODATION

The shop offers a large ground floor showroom with side frontage and access onto Mercers Yard, a pedestrian access from one of the town's main car parks. There is a further showroom on the first floor and plenty of staff and storage accommodation as well.

Ground Floor Sales 1350 ft²
1st Floor Showroom 585 ft²
1st Floor Office, Kitchen and Stores 425 ft²
2nd Floor Stores 500 ft²
Basement 160 ft²

TENURE

Available on a new 10 year lease with a rent review on the 5th anniversary.

SHOP TO LET

RENT

£30,000 p.a.

RATES

Rateable Value: £20,250
Rates Payable: £9,942 (2019/2020)
(through enquiries to Rutland County Council).
May qualify for 50% Rates relief.

LEGAL COSTS

The landlord's legal costs to be met by incoming tenant.

VIEWING

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