



CP

THE CULSHAW
PARTNERSHIP

COMMERCIAL PROPERTY
SPECIALISTS

ESTABLISHED 1976
REGULATED BY THE RICS

UPPINGHAM

1 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 off the A47 equidistant from Peterborough and Leicester each about 20 miles away.

The subject property is at the top of High Street East, benefitting from a High Street location and excellent visibility to passing traffic along London Road.

ACCOMMODATION

The property is a small ground floor lock up shop. Retail sales area approximately 300 ft² with small kitchenette, w.c., rear yard with access onto Orange Street and a shed for storage.

The upper floors are not part of our client's ownership.

TENURE

Available to let on a new 6 year lease on FRI Terms.

SHOP TO LET

RENT

£8,000 pa

RATES

Rateable Value: £6,400

Rates Payable: £2,228 (2019/2020)
(through enquiries to Rutland County Council)

VIEWING

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

Misrepresentation Act: These particulars have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of these particulars is hereby excluded.

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