



## UPPINGHAM

10a 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 **prime** retail position on the High Street.

### ACCOMMODATION

A ground floor lock up shop with generous display frontage to High Street East, also additional window display to Printers Yard at the rear of shop. Shop is well presented with stripped wooden floorboards and a multitude of good quality lighting, it can be traded out of with little or no work. Total of 215 sq ft of usable space. The shop is fully self-contained, with a w/c situated at the rear of the accommodation.

There is a good-sized basement, which offers additional storage potential.

### TENURE

Premises are available on a new lease for a minimum of 3 years.

Tenant will be responsible for the interior of the property plus the shop front, door and windows, and a proportion (28%) of the landlord's cost of insuring the Building as a whole.

29 High Street East, Uppingham, Rutland LE15 9PY  
[www.commercialpropertyspecialists.co.uk](http://www.commercialpropertyspecialists.co.uk)  
Tel : 01572 822791, Fax: 01572 821653

Partners : Justin Fowler MRICS, John Tookey MRTPI.



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Established 1976

## TO LET LOCK-UP SHOP

### RENT

£8,500 p.a.

### RATES

Rateable Value: £3,100

Rates Payable: £1,320.60 (2011/2012)  
(through verbal enquiries to Rutland County Council. May be subject to SBR if applicable please make your own enquiries).

### LEGAL COSTS

The new tenant to be responsible for the landlords legal costs and stamp duty in preparation of the lease.

### VIEWING

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

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