



Commercial Property
Specialists

Surveyors & Planners
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Established 1976

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. In all 186 sq ft to the ground floor.

Rear stairs to a full height and entirely useable basement office/storage with kitchen and wc. 152 sq ft in all.

Ground and basement are heated via wall mounted electric space heaters.

From the rear stairs access to the first floor there is an L-shaped room of around 157 sq ft with a further kitchen area and a usable under-stairs cupboard. Off the first floor landing there is a w/c and a shower cubicle.

Stairs to the 2nd floor and two further rooms totalling 180 sq ft.

All the upper floors are served by gas fired radiator heating. The whole of the accommodation has been converted to a pleasing standard and the upper floors are separately metered, are capable of separate access, and thereby of separate use.

TENURE

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

TO LET LOCK-UP SHOP FIRST FLOOR POTENTIAL FLAT /OFFICES

RENT

£14,750 pa. Exclusive.
£9,000 Ground & Basement
£5,750 1st & 2nd Floors

RATES

Rateable Value: £5,000
Rates Payable: £2,046 (2010/201)
(through verbal enquiries to Rutland County Council)

LEGAL COSTS

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

VIEWING

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

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