



UPPINGHAM

6 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 double fronted lock up shop with some return display frontage to Printers Yard. From the street access is via a central door to a generous and flexible retail area amounting to around 370 sq feet (34.4sq m). The internal shop frontage is 15' (4.57m) and the depth is 25' (7.62m). There is a useful storage cupboard at the rear left hand side of the retail area, and separate kitchen and w/c facilities at the extreme rear of the shop. Heating and hot water is provided by a wall mounted gas fired boiler system serving radiators in the shop and kitchen.

There is a good sized and dry basement which accompanies the shop and with ready access from the rear.

TENURE

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

TO LET LOCK-UP SHOP A1/A2 CONSENT

RENT

£12,000 p.a. plus Service Charge amounting to approximately £1000pa, including £650pa towards a fund for projected external works.

RATES

Rateable Value: £5,800
Rates Payable: £2,813 (2009/2010)
(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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