



UPPINGHAM

8A NORTH STREET EAST
LE15 9QL

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. Property is the first floor of a period building in a good position close to public car parking. The Falcon Hotel of which it forms part provides a useful venue for business entertainment.

ACCOMMODATION

Access is self-contained and to the rear of the property via stairs. Four offices of 174, 140, 158 and 175 sq ft. Lobby and reception area of 92 sq ft with W/C and kitchen. Fully carpeted, heating via slim line storage heaters. All rooms have ample power and telecom points.

TENURE

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

TO LET OFFICE PREMISES

RENT

£6,750 p.a. plus Management Charge amounting to 5% pa of annual rent plus VAT.

RATES

Rateable Value: £3,350
Rates Payable: £1,624 (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.

Energy Performance Certificate (EPC)
Available on request.

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