



## UPPINGHAM

5 Queen Street  
LE15 9QR

### 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 good retail position on Queens Street, close to the town library.

### ACCOMMODATION

A ground floor lock up shop with double fronted display to Queens Street, The shop offers 4 rooms of retail space plus a usable basement room and may be traded out of straight from occupation.

Front retail – 200sq. ft approx.

Room 2 mid – 165 sq. ft. approx., stairs to

Basement – dry, 70 sq. ft. approx.

Room 3 rear – 205 sq. ft. with door to the side & w/c.

Room 4 rear – a former garage this room currently forms part of the retail space otherwise could revert to use as a garage with minimal effort – 175 sq. ft.

In total 745 sq. ft. of usable space.

### 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, doors and windows, and a proportion (75%) of the landlord's cost of insuring the Building as a whole.

## TO LET LOCK-UP SHOP

### RENT

£10,250.per annum

### RATES

Rateable Value: £6,200

Rates Payable: £3,094 (2024/5)

(May be subject to 100% relief if applicable please make your own enquiries).

### LEGAL COSTS

The new tenant to be responsible for the landlord's legal costs and stamp duty (if applicable) in preparation of the lease.

### VIEWING

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

**EPC RATING C VALID 17.10.2029**

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