



CP

THE CULSHAW
PARTNERSHIP

COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976

UPPINGHAM

2 STOCKERSTON ROAD
LE15 9UD

LOCATION

The property comprises of a freestanding Restaurant premises currently and longstandingly trading as the Red India

ACCOMMODATION

Approximately 785 sq feet configured as a restaurant with kitchen facility.

TENURE

With the benefit of a 20-year FRI lease from 28th April 2026 at a commencing rental of £11000pa, rising to £12,500 from April 2031; to £14,000pa from April 2046; to £16,000pa from April 2041

INVESTMENT FOR SALE

PRICE

Offers in excess of £165,000

LEGAL COSTS

The Purchaser will be responsible for the Landlords reasonable legal costs arising from the sale

VIEWING

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

29 High Street East, Uppingham, Rutland, LE15 9PY
01572 822791 www.cpsip.co.uk

Partners: Justin Fowler MRICS, John Tookey

Misrepresentation Act: These particulars have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of these particulars is hereby excluded.

The Culshaw Partnership is a limited liability partnership registered under number OC433535 in England and Wales.
Regulated by the RICS. Registered office as above.