



CP

THE CULSHAW
PARTNERSHIP

COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976

UPPINGHAM

1 HIGH STREET EAST, LE15 9PY

LOCATION

The shop is situated on the north side of High Street East on the corner with Orange Street/London Road. It is very prominent to through traffic and benefits from being opposite the marketplace where there is parking and a weekly Friday market.

ACCOMMODATION

Currently being refurbished, a ground floor lock-up shop of approximately 300 ft² with rear servicing from the amenity seating area to the side into a secure yard.

TENURE

Offered To Let for a minimum period of 5 years on an effective full repairing and insuring lease.

EPC Rating

D

SHOP TO LET

RENT

£10,000 pa

RATES

Rateable Value is £7,400 so 100% rates relief may be available subject to confirmation by Rutland County Council.

LEGAL COSTS

The Tenant will be responsible for the Landlord's legal costs.

VIEWING

Strictly through Landlord's agents, please contact 01572 822791 for further information.

29 High Street East, Uppingham, Rutland, LE15 9PY

01572 822791 www.cpsnip.co.uk

Partners: Justin Fowler MRICS, John Tookey

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