



**COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976**

UPPINGHAM

5 QUEEN STREET, LE15 9QR

LOCATION

Uppingham is an historic Market Town, known for its characterful high street of independent shops, cafés and restaurants. The town is bolstered by visitors for both nearby Rutland Water and a historic independent school of national repute. 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, including a usable basement room. The fourth room was previously a garage and could be converted back for this use.
Total square footage: 745ft²

RENT

£10,250.per annum

SHOP TO LET

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.

RATES

Rateable Value: £6,800
Rates Payable: £2,597 (2026/27) (may be subject to 100% relief if applicable please make your own enquiries).

EPC C

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 landlord's agents, please contact 01572 822791 for further information.

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

01572 822791 www.cpsip.co.uk

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