



**COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976**

UPPINGHAM

6 HIGH STREET EAST LE15 9PZ

LOCATION

This attractive shop is situated in a prime position within the heart of this busy and popular historic market town.

ACCOMMODATION

A ground floor lock-up shop with an attractive double front and a minimum 4.2m (13.75 ft) frontage and 7m (23ft) usable depth, plus w/c and kitchen area.

TENURE

To let by Lease on essentially full repairing terms for a minimum 5 years.

SHOP TO LET

RENT

£13,995 pa

RATES

Rateable Value: £10,000

Rates Payable: £3,820pa (small business relief may apply)

EPC

B-47

LEGAL COSTS

The landlord's reasonable costs arising from the grant of a lease to be met by the new tenant.

VIEWING

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

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

01572 822791 www.cpslip.co.uk

Partners: Justin Fowler MRICS, John Tookey

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