



## UPPINGHAM

To Let £7,650 pa

9 HIGH STREET WEST LE15 9QB

Uppingham is a Market Town with a population of approx 4000 and supports a large rural catchment. The historic town is located just off the A47 and A6003 , sitting two miles from Rutland Water and with easy access of Peterborough and Leicester. The Property is situated on High Street West, close to Uppingham Market Place, where Cafes, eateries, Pubs and good retail can be found. The Shop has good footfall being located next to Uppingham School.



## ACCOMMODATION

The property offers a large retail area of 340sq.ft and 250sq.ft of storage/office space, (originally a Butcher Shop).

Located at the Market Place end of High Street West giving good access to all of Uppingham amenities.

The premises would suit a variety of usages, but has been predominantly as Retail Sales.



## GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

**TENURE:** 3 year lease from June 2022. Internal insuring and repairing lease

**SERVICES:** Mains electricity, gas. No drainage exists at present, but can be added

**BUSINESS RATES:** Current Rateable value :£6300-00. Tenant to check with Local Council

**VAT:** No VAT is payable on the Rent

**EPC:** Listing is available on request Rating is E

## LOCATION



County Chambers, Kings Road  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)

[www.commercial@shoulers.co.uk](mailto:www.commercial@shoulers.co.uk)

[www.e.danby@shoulers.co.uk](mailto:www.e.danby@shoulers.co.uk)

**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		