

On the Instruction of Barclays Bank Plc

LEASEHOLD AVAILABLE

14 High St W, Uppingham, Oakham LE15 9QD



Key Features

- Prominent Building
- Grade II Listed
- Parking Available

Viewing

By appointment via this office:

Andrew Jackson

t: +44 117 9435 855
m: +44 7887952215
e: andrew.jackson3@cbre.com

Jason Herbert

t: +44 117 9435 852
m: +44 790 999 6154
e: jason.herbert@cbre.com

CBRE Limited

Floors 13 & 14 Clifton Heights,
Triangle West
Clifton
Bristol BS8 1EJ

www.cbre.co.uk/retail

Location

Uppingham is a small market town in Rutland situated approximately 20 miles west of Peterborough, 20 miles east of Leicester and 30 miles north of Northampton. The town has a retail centre based on High Street which is split to the East and West by the A6003. High Street East is the principle retail pitch where occupiers are generally local traders together with **Boots**, **McColl's** and a **Co-op Supermarket**. The Barclays is situated on High Street West primarily occupied by Uppingham School and a number of residential properties.

Description

The property comprises a three storey end of terrace building of stone construction with Barclays demise comprising the ground floor, basement and part first floor. The ground floor comprises a banking hall and cashier facility with office and strong room accommodation to the rear. The basement provides additional poor storage and there is a staff room at 1st floor. The property comprises of the following approximate floor areas:

Accommodation

Ground Floor	161.37 sq m	1,737 sq ft
First Floor	10.96 sq m	118 sq ft
Basement	27.13 sq m	292 sq ft
Total	199.46 sq m	2,147 sq ft

Rent

£18,000 premium for the remainder of Barclays Leasehold interest.

Tenure

The property is available by way of an assignment of Barclays existing lease. The Premises are held on a lease expiring 26th April 2027 with a tenant only break option on 26th April 2022.

Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the bank is **£15,500**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

EPC available on request.

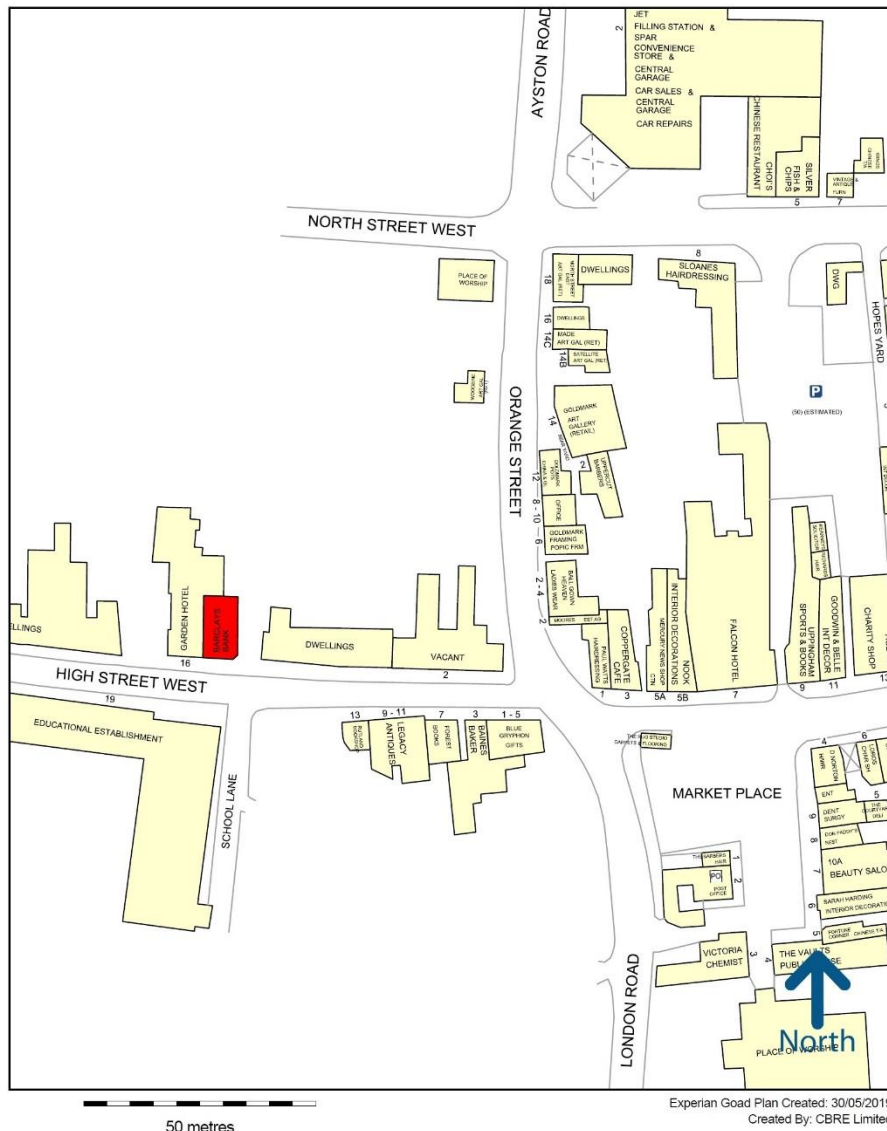
On the Instruction of Barclays Bank Plc

LEASEHOLD AVAILABLE

14 High St W, Uppingham, Oakham LE15 9QD



Uppingham



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Not to scale.

Goad Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office.

© Crown Copyright, All rights reserved. CBRE Ordnance Survey License Number: 1000191

DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

