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Commercial Property Specialists

2 Market Place

Uppingham, LE15 9QH

FOR SALE

Guide Price £650,000



- Town Centre Location
- Iconic Building
- Commercial & Residential Opportunity
- NIA - 283.8 Sq M (3,054 Sq Ft)
- Prominent Frontage
- Investment/ Development Opportunity

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

RICS

www.richardsonestateagents.co.uk

01780 762433

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LOCATION

Uppingham, Rutland, is located on the A47 approximately 17 miles east of Leicester, and 22 miles west of Peterborough. The property is situated in the Market Place in the centre of Uppingham, adjacent to the High Street and the A6003.

Uppingham Market Place was granted its market charter in 1281, Uppingham has long been a centre of trade and community life, known for its rich heritage and elegant Georgian architecture. At its centre is The Falcon Hotel, a beautifully restored 16th-century coaching inn, Uppingham was a key stop on the old London to North route, which is why The Falcon Hotel originally served as a coaching inn. Known for its high concentration of art galleries, antique shops, and independent restaurants/ retailers Uppingham is often called Rutland's cultural gem. Uppingham School is one of the most prestigious public schools in the UK, founded in 1584. The school brings cultural events, music, and a vibrant, intellectual energy to the town.

DESCRIPTION

2 Market Place comprises a substantial, iconic and elegant Grade II listed Georgian building consisting of a three-storey mixed use building of stone construction occupying a prominent west side position of the Market Place in the centre of Uppingham. The property has been a family home and business for over 50 years and its sale presents an unique opportunity for the buyer to acquire a highly prominent building in the heart of Uppingham.

On the front facade to the right of the building's main entrance there is a small plaque which commemorates that it was here that Her Majesty Queen Elizabeth and Prince Phillip were greeted by councillor Alan Snodin, Mayor and Uppingham Town Councillor on their Majesties visit to Uppingham in June 2001.

POST OFFICE

The commercial space on the ground floor is currently leased as a post office on a seven year lease at a rent of £21,000 Per Annum. The post office business is not affected by the sale of the property. A copy of the lease is available on request.

DEVELOPMENT

The cellar, first floor, second floor and rear store are all in need of renovation or development. The first and second floors have historically been used as one large family home and is suitable for this continued use or potential for development into flats (subject to planning permission). There are two external stores on the ground floor of the property and also a large cellar.

ACCOMMODATION

The property has the following approximate floor areas measured in accordance with the RICS code of measuring practice on a net internal floor area basis:

Ground Floor - 100.4 sq m (1,081 sq ft)
First Floor - 93.1 sq m (1003 sq ft)
Second Floor - 45.1 sq m (486 sq ft)
Basement - 45.1 sq m (486 sq ft)

Total Floor Area - 283.8 Sq M (3,054 Sq Ft)

All measurements are approximate. Indicative floor plans are overleaf.

SERVICES

We understand that mains water, electricity and drainage are connected to the premises. None of these services, or any other plant and equipment has been tested by Richardson and prospective occupiers must rely on their own investigations as to their existence and condition.

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BUSINESS RATES
From enquiries made of the Valuation Office website, we understand that the following rating assessment applies for the Ground floor commercial space:-

Rateable Value: £12,500
Interested parties should however rely on their own enquiries as to the amount of rates payable.

From enquiries made of the Government website, we understand that the following rating assessment applies for the residential accommodation :-

Council Tax Band C.

EPC
Commercial - 87 - D
Residential - 20 - G

TERMS
The property is available to purchase at a guide price of £650,000.

VAT
We understand that VAT will not be charged on this sale.

LEGAL COSTS
Each party to pay their own legal costs incurred.

VIEWING
For an appointment to view or further information please contact -

Andrew Leech t:01780 758007 e:aleech@richardsonsurveyors.co.uk

Katie Mulhern t. 01780 758005 e. kmulhern@richardsonsurveyors.co.uk





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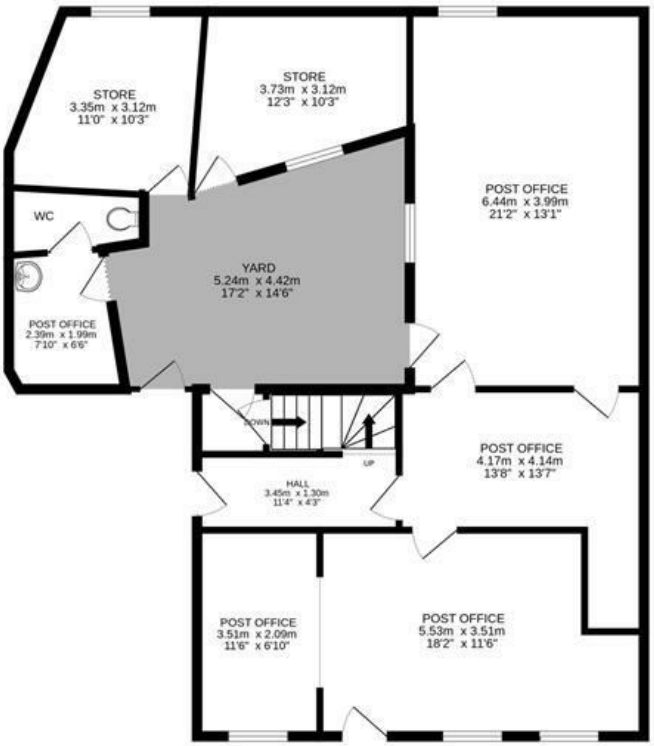




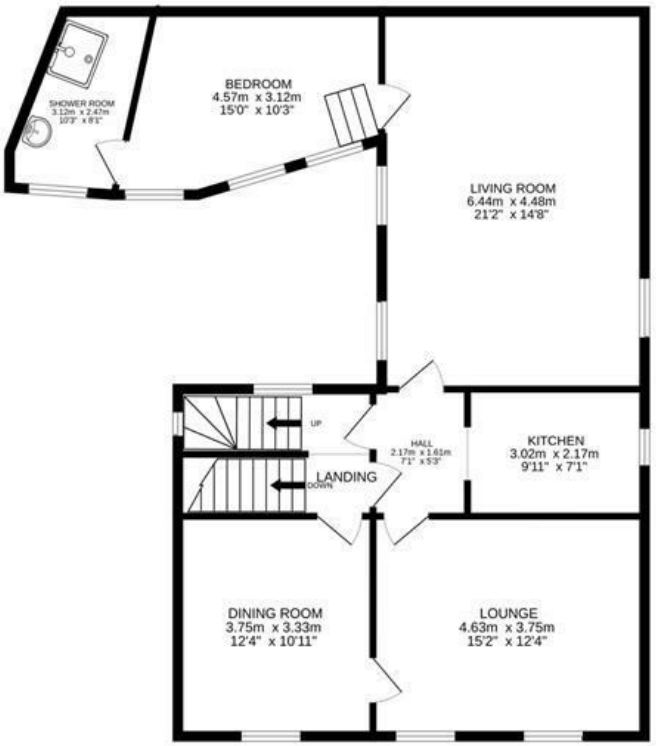


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GROUND FLOOR
100.4 sq.m. (1081 sq.ft.) approx.

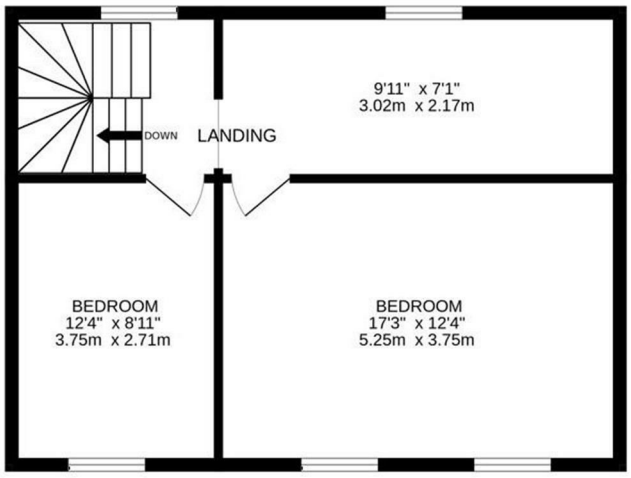


FIRST FLOOR
93.1 sq.m. (1003 sq.ft.) approx.

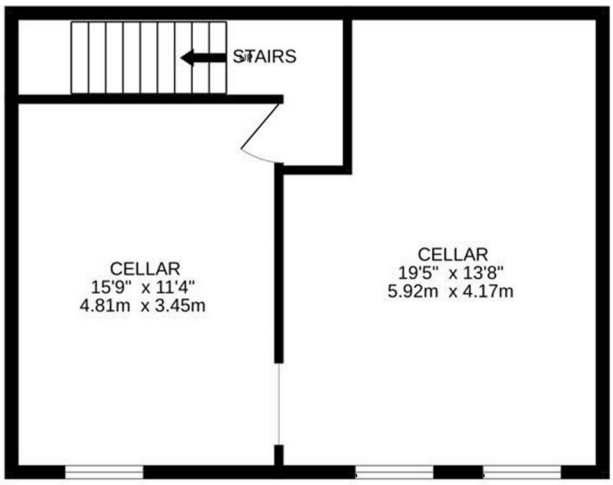


TOTAL FLOOR AREA : 283.8 sq.m. (3054 sq.ft.) approx.

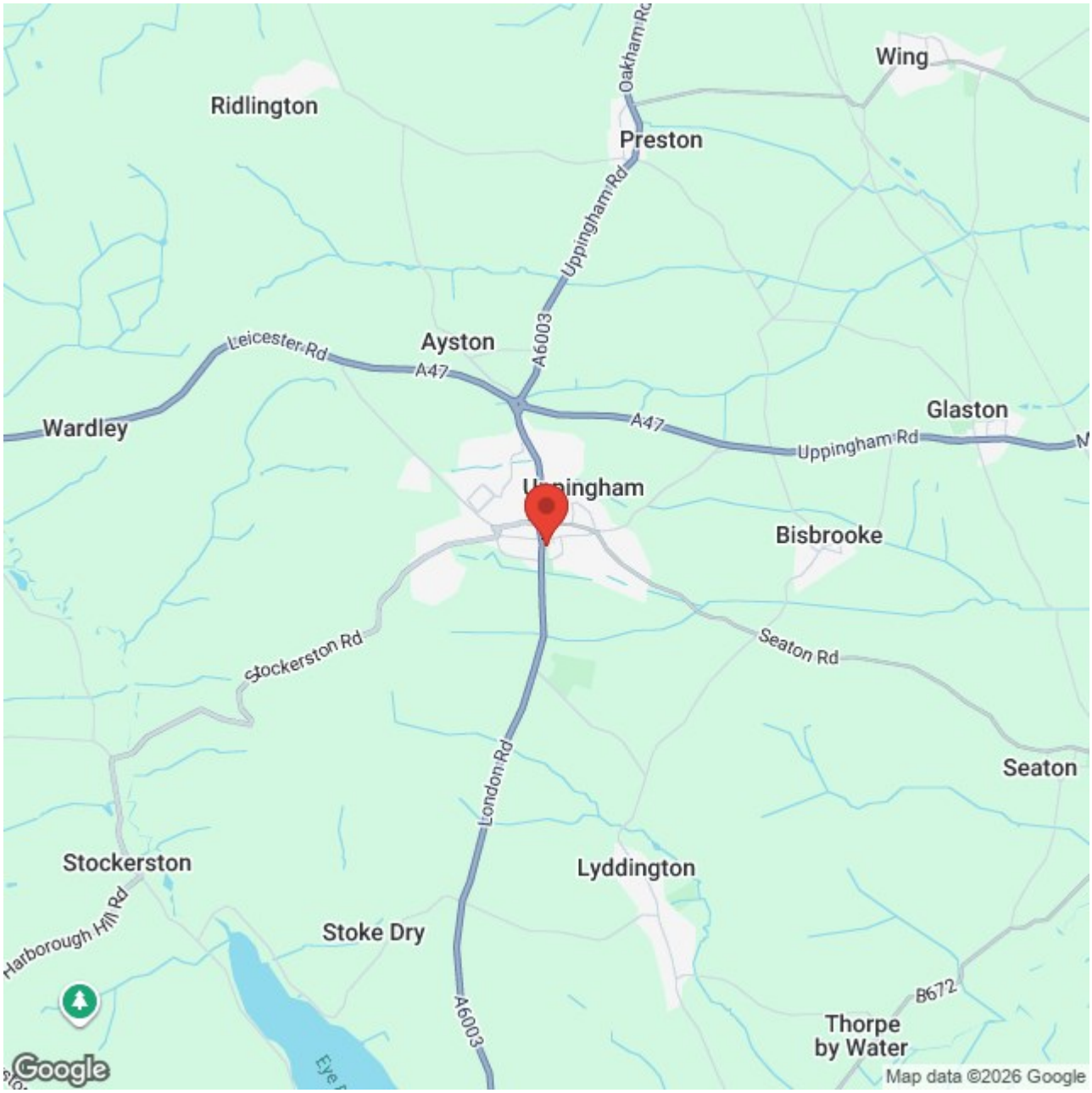
2ND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



BASEMENT
486 sq.ft. (45.1 sq.m.) approx.



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IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.

2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.

3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale