

4 High Street East, Uppingham, Rutland, LE15 9PZ
Established Ironmongers Business Available

£26,500 per annum **Approx. 2,723 Sq. Ft**

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

4 High Street East
Uppingham
Rutland
LE15 9PZ

A rare opportunity to acquire one of Uppingham's most recognisable and characterful businesses, prominently situated at the junction of High Street East and Market Place within the heart of this highly regarded Rutland market town.

Corner plot Commercial Premises available by Separate Negotiation.

Uppingham is widely recognised as one of England's finest market towns and is situated within the county of Rutland, approximately 6 miles south-east of Oakham.





EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL





PRIME TOWN CENTRE RETAIL OPPORTUNITY

A rare opportunity to acquire one of Uppingham's most recognisable and characterful businesses, prominently situated at the junction of High Street East and Market Place within the heart of this highly regarded Rutland market town.

The business has traded with the current proprietor as an Ironmongers for over 40 years and has established itself as a well-known and respected local business serving Uppingham and the surrounding villages.

The current proprietor will consider the letting of the premises by separate negotiation. Providing accommodation over basement, ground, first and second floors, the property extends to approximately 2,723 sq. ft (253 sq. m) and offers a unique opportunity to occupy a landmark building in one of the East Midlands' most desirable market towns.

THE BUSINESS

The business is offered for sale as a going concern and will include all goodwill. The business has been established for over 40 years and has a loyal client base. The current proprietor is available for a handover period if required. All interested parties will be required to sign a Non Disclosure Agreement and provide evidence of their experience in retail and/or in the sector, together with sources of funding.

Trading continuously for more than four decades, the

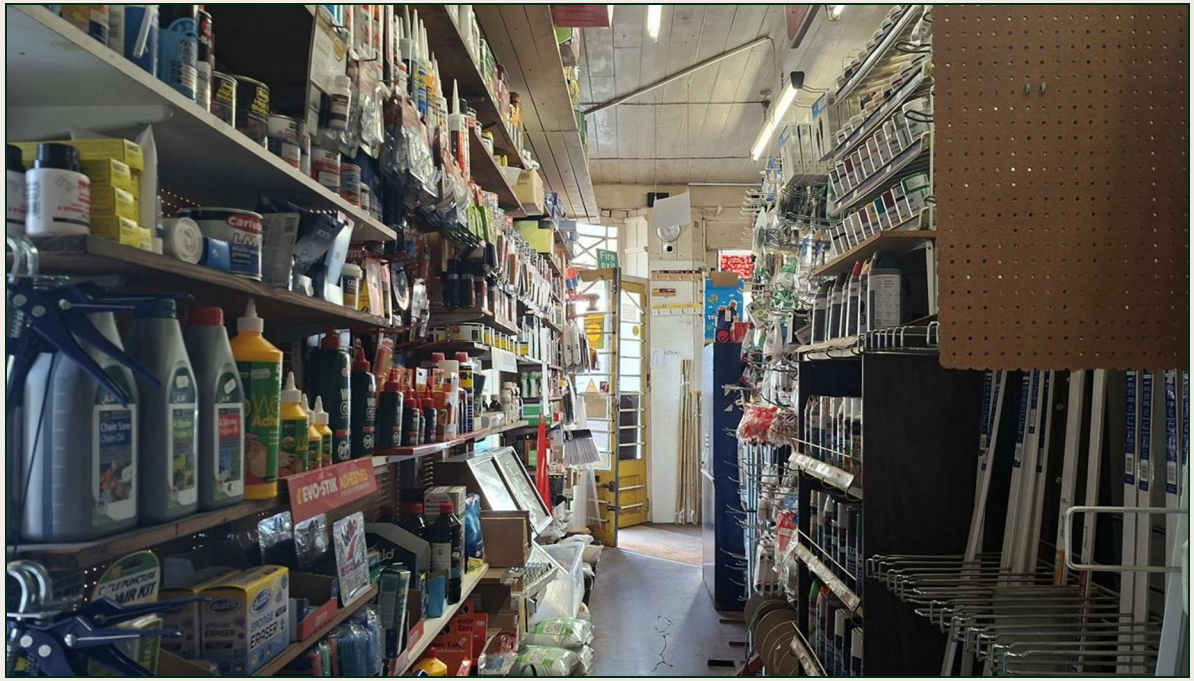
DESCRIPTION

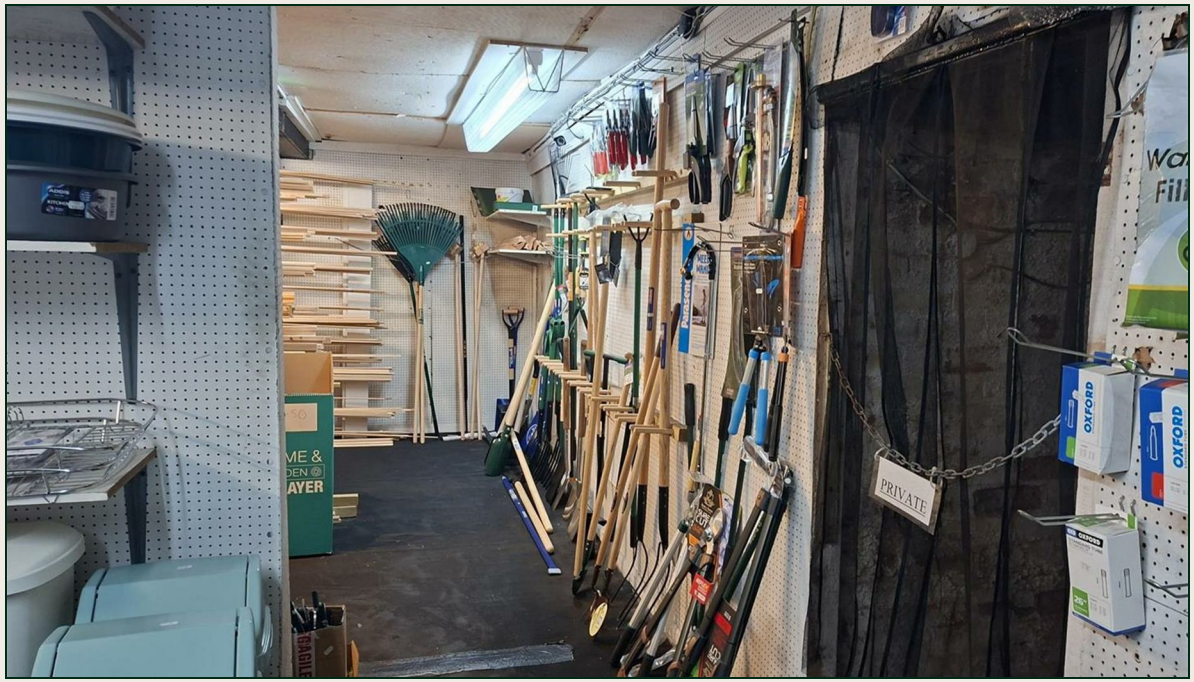
The property comprises a substantial period retail premises occupying a commanding corner position within Uppingham's Conservation Area. Constructed of attractive local limestone beneath a slate roof, the building is a fine example of the town's traditional Georgian and Victorian architecture and forms an important part of the historic streetscape.

The most striking feature is the elegant, curved corner elevation which addresses both High Street East and Market Place, creating a highly visible trading position and a distinctive architectural presence. Large multi-pane sash windows extend through the upper floors, whilst an impressive, curved bay window enhances both the external appearance and the abundance of natural light internally.

At ground floor level, the property benefits from an attractive traditional shopfront incorporating decorative classical columns, pilasters and extensive display glazing beneath a retractable striped canopy. The frontage provides excellent visibility and a strong retail presence within the town centre.

Internally, the property offers extensive retail and ancillary accommodation arranged over four levels and retains considerable character befitting its historic setting. The accommodation can support a wide variety of retail, showroom, gallery, office or specialist





ACCOMMODATION

The property is arranged over basement, ground, first and second floors and provides the following approximate Gross Internal Area:

Basement - Retail Sales/Storage - Approx. 358 sq. ft (33. 3sq.m)

Ground Floor - Retail Sales Area - Approx. 664 sq. ft (61. 75sq.m)

First Floor - Retail, Office and Storage Accommodation - Approx. 473 sq. ft (44sq.m)

Second Floor - Ancillary Storage, Office or Staff Facilities Approx. 457 sq. Ft (42. 5sq.m)

Total GIA - Approx. 2,723 sq. ft (253 sq. m) Interested parties should satisfy themselves as to the precise floor areas.

SERVICES

The property is understood to benefit from the following services:

- Mains Electricity
- Mains Gas
- Mains Water
- Mains Drainage

LOCATION

Uppingham enjoys excellent road communications and strategic accessibility throughout the East Midlands and Eastern England.

The town lies immediately adjacent to the A47 Trunk Road, one of the region's principal east-west routes linking Leicester, Peterborough and King's Lynn.

Other key routes include:

A47 Trunk Road – Leicester (18 miles), Peterborough (28 miles) and King's Lynn.

A6003 – Connecting Uppingham with Oakham, Corby and Kettering.

A606 – Providing access to Stamford, Oakham and Melton Mowbray.

A1(M) – Approximately 12 miles to the east, offering direct north-south connectivity.



GENERAL INFORMATION

RENT: £26,500 per annum, exclusive of rates.

VIEWING: Strictly by appointment with Shoulers LLP, Tel:- 01664 560181 Option 5 Commercial

SERVICES: Main electricity, Gas, water and drainage

TENURE: The premises are availble To Let by way of a new lease, wih terms to be agreed. Min 3-Years

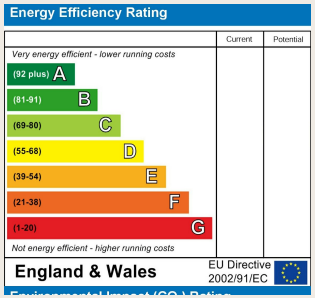
TERM: The property is available separately to the successful purchaser of the business.

EPC: This property has an Energy Performance Efficiency Rating Band . Ref

VAT: VAT is not payable on the purchase price

RATEABLE VALUE: 2026/27 - £24,000

- **Established Ironmongers Business Available by Separate Negotiation**
- **Landmark Period Retail Premises**
- **Prime High Street Location in Uppingham Town Centre**
- **Gross Internal Area: 2,723 sq. ft (253 sq. m)**
- **Close to Major Road - A47; A606, A1 and M1**
- **£26,500 Per Annum Exclusive**



EPC: A full copy of the EPC is available upon request or can be downloaded from:

https://www.gov.uk/find-energy-certificate

Shoulers LLP, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
e.danby@shoulers.co.uk

Tel: 01664 560181 Option 5 Commercial

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shoulers nor their clients guarantee the accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shoulers has authority to give any representation or warranty in respect of this property.