Retail Unit with Apts/Offices Above, Nos. 3 and 3a Market Place, Uppingham, Rutland, LE15 9QH

Guide Price £370,000

MURRAY

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Tenure: Freehold
Council Tax Band: (Rutland County Council)

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DESCRIPTION
A rare opportunity has arisen to purchase a prominent and substantial Grade II Listed property located in the Market Place, in the heart of the historic market town of Uppingham in the county of Rutland.

The property dates from the late 16th / early 17th Century with later additions, formerly known as "Ye Olde Spyre Restaurant" and latterly being a Pharmacy and offices.

The property is currently divided into a ground floor retail unit extending to approximately 960 sq ft and an independent suite of offices on the first and second floors of this building, which can be converted to apartments STPP. The property is close to the town Church, the Post Office and a Public House and looks directly over the Market Place. The first and second floor offices can be accessed independently of the ground floor via an external door from Market Place or alternatively via an internal door linking the ground and first floor units. The building would be suitable for a variety of uses, subject to obtaining the necessary planning consents.

Uppingham is a very pretty and popular market town in the county of Rutland and has a good catchment area for the villages in close proximity to the town. The town currently has a population of approximately 5,000 people and benefits from a good range of successful retailers from a variety of High Street names for example Boots the Chemists, Co op Super Store and Timpsons to a number of smaller independent retailers.

ACCOMMODATION
The accommodation and internal dimensions are as follows:

GROUND FLOOR
(approximately 960 sq ft)

Front Retail Room 6.93m max x 6.71m max (22'9" max x 22'0" max)
The front retail area forms a single retail space with good frontage on to Market Place, glazed entrance door, front display windows, strip lighting and internal door leading to Cellars.

This room narrows to:

Rear (Retail) Room One 3.23m x 5.74m (10'7" x 18'10")
With strip lighting.

Rear Room Two 3.45m x 4.01m (11'4" x 13'2")
Sink unit, wall mounted gas fired boiler, radiator, double external doors to side elevation giving access to Market Place, internal partition wall with door leading to:

Rear Store Room 2.18m x 2.92m (7'2" x 9'7")
With internal door giving access to stairs leading to first floor.

Kitchenette 2.39m x 2.95m (7'10" x 9'8")
With sink unit.

Off front Retail Room:

Store Room 1.63m x 3.68m (5'4" x 12'1")
Leading to:

Side Hallway 2.82m x 5.33m (9'3" x 17'6")

WC One 2.24m x 1.42m (7'4" x 4'8")
Low level WC and wash hand basin.

WC Two 1.24m x 1.07m (4'1" x 3'6")
Low level WC and wash hand basin.

Cellars:

Cellar One 3.89m x 3.78m (12'9" x 12'5")

Cellar Two 2.26m x 1.91m (7'5" x 6'3")

Cellar Three 2.90m x 1.88m (9'6" x 6'2")

The first floor can be accessed independently from the ground floor accommodation either via an external door to the side of the building or via an internal staircase linking the ground and first floors.

Ground Floor Entrance Hall 2.26m x 0.91m (7'5" x 3'0")
With stairs leading to first floor.

FIRST FLOOR

Office One 4.27m x 4.88m (14'0" x 16'0")
Radiator, two windows to Market Place.

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Office Two 3.45m max x 8.13m max (11'4" max x 26'8" max)
Gas fire, stairs leading to second floor.

Kitchenette 3.76m x 2.03m (12'4" x 6'8")
Electric storage heater, further radiator, open fire.

Office Three 3.56m x 3.40m (11'8" x 11'2")
Window to rear

WC One 1.68m x 155.75m (5'6" x 511")
Low level WC, wash hand basin, WORCESTER gas fired boiler.

WC Two 0.89m x 1.75m + 1.63m x 0.84m (2'11" x 5'9" + 5'4" x 2'9")
Low level WC and wash hand basin.

Rear Landing
With internal stairs leading down to ground floor.

SECOND FLOOR

Office Four 3.33m x 3.84m (10'11" x 12'7")
With window overlooking Market Place.

Landing 3.43m max x 1.93m max (11'3" max x 6'4" max)
Galleried balcony with access to:

Office Five 4.27m x 4.95m (14'0" x 16'3")
With window overlooking Market Place.

SERVICES
Mains electricity.
Mains drainage and water supply. Part electric storage heaters and part independent gas fired central heating systems to ground floor and first and second floor office accommodation.

According to https://checker.ofcom.org.uk/
Broadband availability: Standard, Superfast
Mobile signal availability:
Indoor: O2, EE - voice and data likely, Three - voice and data limited, Vodafone - none;
Outdoor: O2, EE, Three, Vodafone - voice and data likely.
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

GUIDE PRICE
370,000.00

EPC
EPC exempt (Grade II Listed).

RATEABLE VALUE
No 3 Market Place: current rateable value (1 April 2023 to present) is £18,750;
No 3a Market Place: Current rateable value (1 April 2023 to present) is £4,750.

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.
Enquiries to Rutland County Council, Oakham 01572-722577

FLOOD RISK
There is no flood risk for this property.
This home is not at risk of flooding from rivers and seas.

INDEPENDENT MORTGAGE ADVICE
Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.
Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING
By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

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OFFICE OPENING HOURS
Monday - Friday 9.00 - 5.30
Saturday 9.00 - 4.00
Bank Holidays 10.00 - 2.00

DISCLAIMER
1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

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

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property 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.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

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Exit
EXIT

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