



**18 Orange Street, Uppingham, Rutland, LE15 9SQ**  
**Asking Price £220,000**



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## 18 Orange Street, Uppingham, Rutland, LE15 9SQ



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### DESCRIPTION

An opportunity has arisen to purchase a commercial property with accommodation over three floors offering the potential for a number of different uses, subject to obtaining the necessary planning consents. The first and second floor accommodation can be accessed independently from the ground floor via a rear door from the courtyard.

The property is situated in a very prominent location within the town at the crossroads on the main road through Uppingham and presents a good opportunity to purchase a mixed use premises in this popular Rutland town.

The property has an overall floor area of approximately 1,040 square feet over three floors and can be summarised as follows:

**GROUND FLOOR:** The ground floor is open plan and is divided into two areas, both having good window frontage onto either Orange Street or North Street East. There is also a rear entrance hall with external door to rear yard and a cellar.

**FIRST FLOOR:** Two Rooms, Landing, Kitchenette and Toilet.

**SECOND FLOOR:** Two additional rooms

### ACCOMMODATION

#### GROUND FLOOR

#### Entrance Area 1.45m x 1.35m (4'9" x 4'5")

Matt well, access to both areas of the ground floor and Cellar.

#### Open-plan Area

incorporating:

#### Retail Room One

This room is accessed via the main entrance door from Orange Street and features mock fire surround, radiator and dual aspect windows to North Street East and Orange Street.

#### Retail Room Two 3.56m x 2.24m (11'8" x 7'4")

This room is accessed via the main entrance door from Orange Street and has radiator, windows to Orange Street and internal door leading to Cellar.

#### Cellar 3.15m x 2.62m (10'4" x 8'7")

Strip lighting.

#### Rear Room/Porch 2.41m x 2.29m (7'11" x 7'6")

Radiator, external door to the rear, stairs to first floor.

#### FIRST FLOOR

#### Room Three 3.86m x 3.23m (12'8" x 10'7")

Radiator, dual aspect to Orange Street and North Street East.

#### Landing 1.40m x 2.16m max (4'7" x 7'1" max)

Radiator, stairs to second floor, window to Orange Street.

#### Room Four 2.95m max x 3.25m max (9'8" max x 10'8" max)

Radiator, window to Orange Street.

#### WC 1.52m x 1.47m (5'0" x 4'10")

White suite comprising low level WC and pedestal hand basin, radiator.

#### Kitchenette 1.14m x 2.39m (3'9" x 7'10")

Fitted floor units with inset single drainer stainless steel sink, Worcester gas fired combination boiler.

#### SECOND FLOOR

#### Room Five 3.91m x 3.28m max (12'10" x 10'9" max)

Radiator, fitted shelving to recess, dual aspect to Orange Street and North Street East.

#### Room Six 4.04m x 4.67m max (13'3" x 15'4" max)

Radiator, window to Orange Street.

#### UPPINGHAM

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 7,000 people and benefits from a good range of successful retailers from a variety of High Street names for example Boots the Chemists, Coop supermarket and Timpsons to a number of smaller independent retailers.

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### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast and Ultrafast

Mobile signal availability:

Indoor: EE - voice and data likely; O2 - voice likely, data limited; Three - voice and data limited; Vodafone - none

Outdoor: EE, O2, Three and 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.

### FLOOD RISK

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

### ENERGY RATING

No 18 Orange Street - 66/C  
No 18a Orange Street - TBC

### VIEWING

Strictly through the Sole Selling Agents Murray,

Market Street, Oakham, Rutland. LE15 6DY Tel. No: 01572 755555

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30  
Saturday 9.00 - 12.00

### 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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## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	