

## Uppingham

1 Bear Yard, Orange Street

### Professional Offices

£4,800 a year

A self-contained suite of three offices over the celebrated Black Orchid ladies fashion shop, with a pleasant courtyard entrance by the Goldmark Gallery.

The accommodation comprises entrance lobby and staircase, landings with waiting area, first floor office with good north light, spacious rest room with sink unit, two second floor offices and washroom/wc.

The offices have new laminate flooring with carpet to all landing and waiting areas. The property benefits from an intruder alarm, door entry phone system and storage heating.



**Net Internal Area:** 569 sq ft

**Services:** Water, electricity, drainage and telephone.

**EPC:** An Energy Performance Certificate is available at [www.ndepcregister.com](http://www.ndepcregister.com), reference no. 0970-6963-0330-6330-4010.

**VAT:** The rent is currently exempt from VAT.

**Rateable Value:** £2,950 (2010 list)

**Terms:** The property is offered on a new 3 year lease or longer on internal repairing terms.

**Postcode:** LE15 9RB

**Viewing:** Apply to Shouler & Son, 1 Wilton Road, Melton Mowbray, Tel: 01664 410166

9 Market Place, Oakham, Rutland LE15 6DT

(01572) 771664 oakham@shoulers.co.uk www.shoulers.co.uk

You should verify the information on these particulars before entering into any contract to take the property