



# Royal Oak

## To Let

Rental Offers in the Region of £25,000 per annum

Royal Oak, 9 Queen Street, Uppingham, Rutland, LE15 9QR

### AT A GLANCE

- Fantastic location in centre of affluent Rutland market Town
- Rear beer garden and car park
- Separate 1 bedroom cottage and Rear outbuildings
- Attractive Grade II Listed Property with Three Trading areas
- Spacious 4/5 bedroom domestic accommodation
- Available on Brand New 'Free of Tie' lease

### Viewing And Further Information

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## PROPERTY

The Royal Oak is a three, two and single-storey mid-terraced property of traditional stone and painted brick elevations beneath pitched tiled and Collyweston slate roofs. The accommodation briefly consists an entrance lobby providing access to the Bar area with timber bar servery, tiled floor, perimeter seating and open feature fireplace. A rear room accessed from the Bar, previously utilised as a Lounge Area with an exposed stone side wall that provides access to the Ladies & Gents W.C.s and the exterior rear yard. The second bar area, previous used as a Games/Function room has a false wooden beamed ceiling, brick-built feature fireplace and cloaks cupboard. To the rear of the bar servery is a wash-up area and stairs down to a spacious basement beer cellar.

The domestic accommodation is located over the upper floors which briefly comprise: 1st floor – 3 bedrooms, lounge, kitchen and bathroom; 2nd Floor – Two further interconnecting bedrooms, with shower room off.

To the rear of the property is an adjoining 2 storey cottage of painted brick elevations beneath pitched tiled roof. The cottage has a ground floor kitchen-diner with pantry store and stairs to first floor, over which is situated an en-suite double bedroom and lounge. To the exterior, the Royal Oak has an enclosed slatted patio area with a raised decking area that leads to a gravelled rear car park, which is accessed between numbers 5 and 7 Queen Street. A number of single storey brick-built outbuildings are to the rear, that have been used for storage and offers potential to convert to letting accommodation, (STPP).

## PLANNING

The local authority is Rutland County Council. We are advised that the property is Grade II Listed and situated within the Uppingham Conservation Area.

## MEASUREMENTS

The total site area is approximately 0.186 acres and the ground floor footprint (GEA) extends to 2,973 ft<sup>2</sup>. Measurements are taken from digital mapping and are approximate.



## THE BUSINESS

The pub is no longer trading. The vendor has not occupied the property and does not have any historic knowledge of the day to day running of the business and therefore does not have access to any historical accounts or trading information.

## RATES & CHARGES

The Rateable Value has been assessed at £5,000.

## TENURE

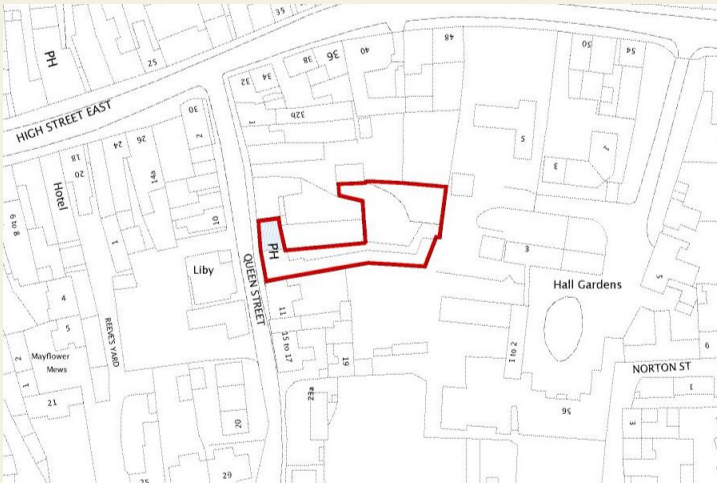
All offers in the region of £25,000pa are invited for a new Free of Tie commercial lease. The new lease will be either 10 or 20 years, on a Fully Repairing and Insuring basis, with 5 year rent reviews to OMV and annual RPI uplifts capped at 5% and collared at 2.5%. The Lease may be assigned after the end of the first two years. Deposit - The equivalent of six months' rent is required as a deposit. A contribution to Landlord's legal fees of £1,500 will be payable.



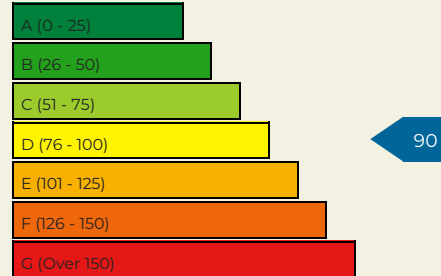


## LOCATION

The Royal Oak is located on Queen Street, a side street just off the town centre of Uppingham. The property is situated within easy access of the transport networks with the A1, A47 and A15 all close by providing easy access to nearby Peterborough, Corby and Leicester. Uppingham is a market town in Rutland, just off the A47 between Leicester and Peterborough, 6 miles (10 km) south of the county town, Oakham. Uppingham had a population of 4,745 according to the 2011 census, estimated at 4,853 in 2019. A picturesque and sought-after town, Uppingham was named best place to live in the Midlands in 2022. Uppingham has a town centre with central shopping and market area and several well acknowledged and highly sought-after schools.



## EPC



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