

# Prominent retail opportunity in Bingham Town Centre

## Confidential Staff Unaware

64.57m<sup>2</sup>  
(695ft<sup>2</sup>)

- Popular sought after market town
- In close proximity to Eaton Place
- Nearby occupiers include Costa Coffee, Specsavers, Greggs Bakery and Boots
- Small business rates relief available for applicable businesses
- Rent - £15,500 per annum



**TO LET**



Location



Gallery



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## Location

Bingham is an affluent town, to the south of Nottinghamshire. Bingham Town has a resident population of approximately 10,000.

The property occupies a prominent position within Bingham Market Place, with free parking at the main market directly opposite the premises.

National and independent operators surrounding the subject property include Boots Pharmacy, Costa Coffee, Specsavers and Hammond Property Services.

## The Property

The subject property is a ground floor only retail unit fitted with a suspended ceiling with a combination of recessed LED and spotlighting, with the benefit of air conditioning.

To the rear of the property is a storage space and staff welfare facility.

## Accommodation

The property provides the following approximate areas:

**64.57m<sup>2</sup> (695ft<sup>2</sup>)**

(These measurements are given for information purposes only)





Location



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## Lease Terms

The property is available by way of a sublease until early 2024. Alternatively, the property can be let by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

The premises are available at a rent of:

**£15,500 per annum**

## Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

This information is for guidance only and all parties should check themselves with the local planning authority.

## VAT

VAT is not applicable.

## EPC

The property has an EPC rating of 75, falling within band C.





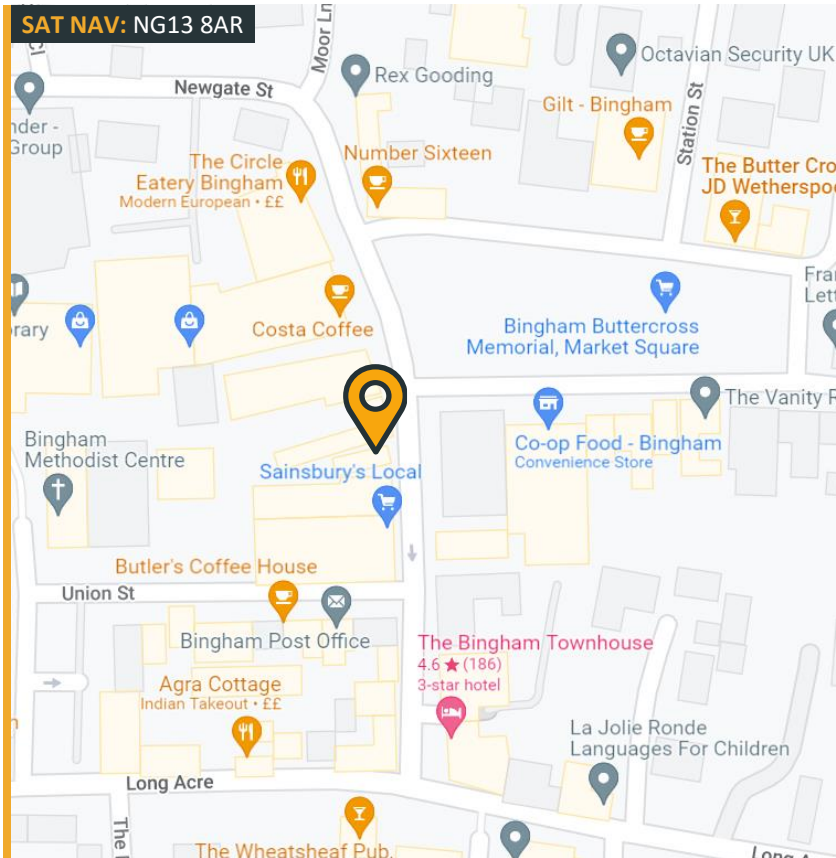
Location



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## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

### Shop & Premises

Rateable Value (2023): £14,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business).

This information is for guidance only and all parties should check themselves with the local billing authority.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

### Ellis Cullen

07450 972 111

[ellis.cullen@fhp.co.uk](mailto:ellis.cullen@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**  
10 Oxford Street  
Nottingham, NG1 5BG

[fhp.co.uk](http://fhp.co.uk)

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.