

1 Market Street | Bingham | Nottingham | NG13 8AR

Attractive period building fronting Market Street Part income producing with vacant upper floors

74.3 m²
(800 ft²)

- Refurbished ground floor shop let to Birds of Derby
- 5-year lease from 7 March 2024 at £15,000 per annum
- Vacant first and second floors ready for refurbishment
- Potential for two flats
- Superb location adjacent to The Precinct, overlooking The Market
- Guide price: Offers over £350,000



FOR SALE



Location



Gallery



Contact



Location

The large village of Bingham lies at the junction of the A52/A46, 10 miles east of Nottingham and 12 miles south of Newark. The large village has a resident population of circa 9,000, having a railway station, an Aldi and a Lidl.

The property is located on the south-western corner of The Market, adjacent to The Precinct, The Handicentre, Costa Coffee, a Co-op supermarket and a Sainsbury's Local.



The Property

The impressive property is 3-storey and of brick and slate construction, having rear 2-storey and single-storey offshoots. We would assess the property was originally constructed within the mid-Victorian era. At ground floor level there is a refurbished retail unit, having air conditioning, comprising a retail area with rear ancillary stores and staff facilities.

To the rear of the property there is a 1980s 2-storey addition which provides separate staircase access to the two upper floors which are capable of conversion to two flats, having been fully stripped out and now ready for first and second fix.

The property benefits from a good sized site, having rear vehicular access off Union Street, providing about 5 car spaces and rear loading for the retail unit.





Accommodation

The premises comprise the following:

Description		
GROUND FLOOR		
Frontage to Market Street	6.4 m	21 ft
Retail Sales Area	55.7 m ²	600 ft ²
ITZA	43.2 m ²	465.5 ft ²
Rear stores	12 m ²	129 ft ²
Staff facilities	6.7 m ²	72 ft ²
1 st Floor Flat (4 rooms)	GIA	73.5 m ² 791 ft ²
2 nd Floor (3 rooms)	GIA	45.5 m ² 490 ft ²

(This information is given for guidance purposes only).

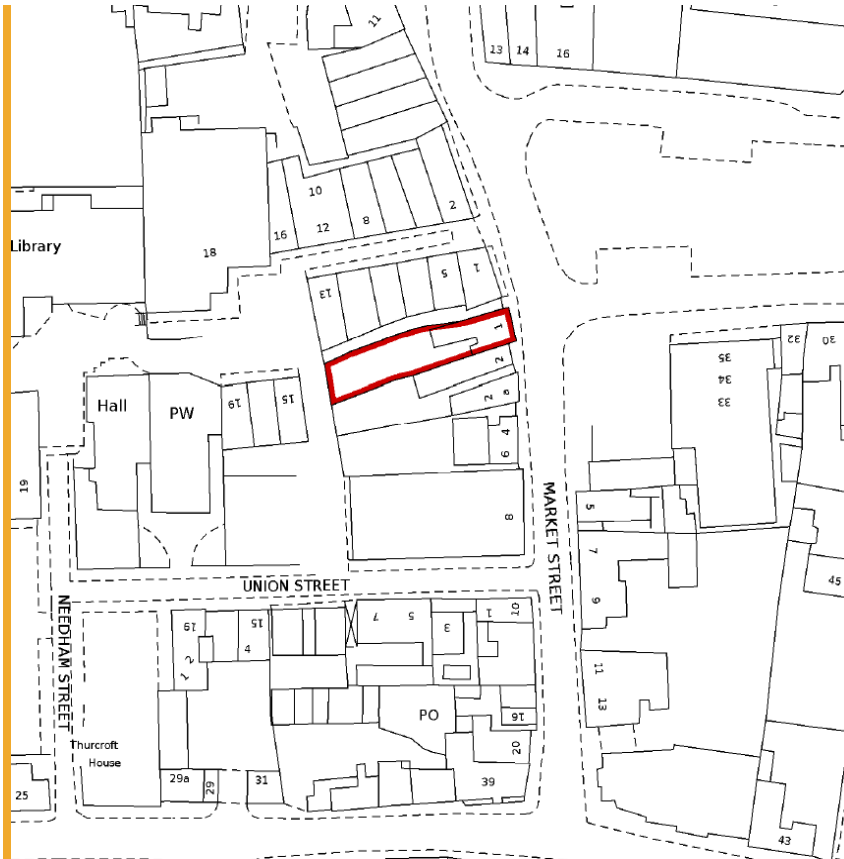
Tenure

The property is freehold and sold subject to the occupational ground floor lease and to vacant possession off the upper floors.

Lease

The ground floor is let to Birds (Derby) Ltd by way of a 5-year lease from 7 March 2024, on effective full repairing and insuring terms, at a current rent of £15,000 per annum exclusive and incorporating a 3-year tenant break clause. A copy of the lease is available upon request.

The upper floors are to be sold with vacant possession.



Rateable Value

Enquiries have been made of the Valuation Office Agency website (www.voa.gov.uk) which has provided the following information:

Address: 1 Market Street, Bingham, Nottingham,
NG13 8AR

Rateable Value: £13,750

1a & 1b Market Street, Bingham have a Council Tax band of Band 'A'.

EPC

The ground floor retail unit has an energy rating of 'B', under certificate number 1503-7980-3901-2009-9518, valid until 2 February 2033. A copy of the EPC is available upon request.

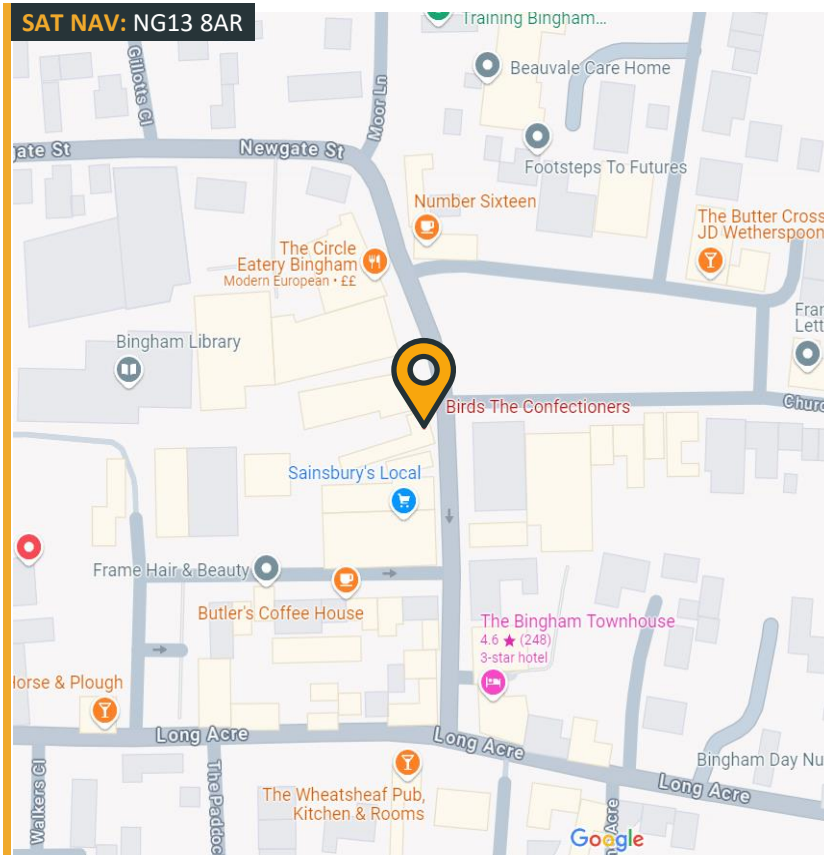
There are no EPCs for the first and second floor flats.

Price

Offers invited in excess of £350,000.

VAT

VAT is not applicable to this transaction.



Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the purchaser at the appropriate time.

Further Information

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

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29/04/2024

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