

## Business premises to let in Bingham town centre

Suitable for a range of uses incl. retail, office, studio

56.85m<sup>2</sup>  
(612ft<sup>2</sup>)

- Attractive period building with character features
- Use class E – suitable for a range of uses
- External courtyard
- Thriving and busy market town
- Nearby occupiers include Costa Coffee, Co-op, Greggs, Dominos, Birds and a host of eclectic independent operators
- Full business rates relief for applicable small businesses



**TO LET**



Location



Gallery



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## Location

Bingham is an affluent and thriving market town to the south of Nottinghamshire. The town has a resident population of over 10,000 and over the last few years there have been a number of sizeable residential developments completed by national housebuilders.

The property occupies a prominent position on Church Street just off the Market Square, adjacent to Dominos Pizza. Bingham town centre offers free parking across multiple car parks and on street around the Market Square.

The town is a thriving hub of national, regional and independent operators including Costa Coffee, Boots Pharmacy, Specsavers, Boyes, Co-op, Sainsburys and Birds Bakery.

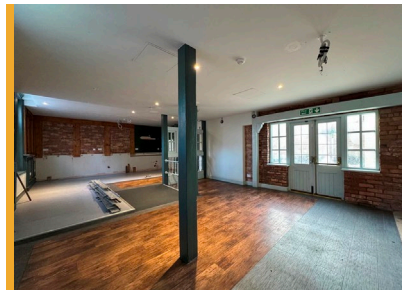
## The Property

The subject property is an attractive period building with character features including exposed brick-slip walls internally. It provides open plan ground floor accommodation with separate kitchen/WC.

There is a private 551ft<sup>2</sup> courtyard to the rear.

Subject to covenant/terms there could be an opportunity to extend the unit at the rear to provide additional internal floor space.

NB. The property forms part of a wider residential development and therefore trading restrictions will be implemented for café/restaurant operators to normal working hours both internally and the courtyard.





## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	56.85	612
Courtyard	51.19	551

## Lease Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a quoting rent of:-

**£15,500 per annum exclusive**

## Planning

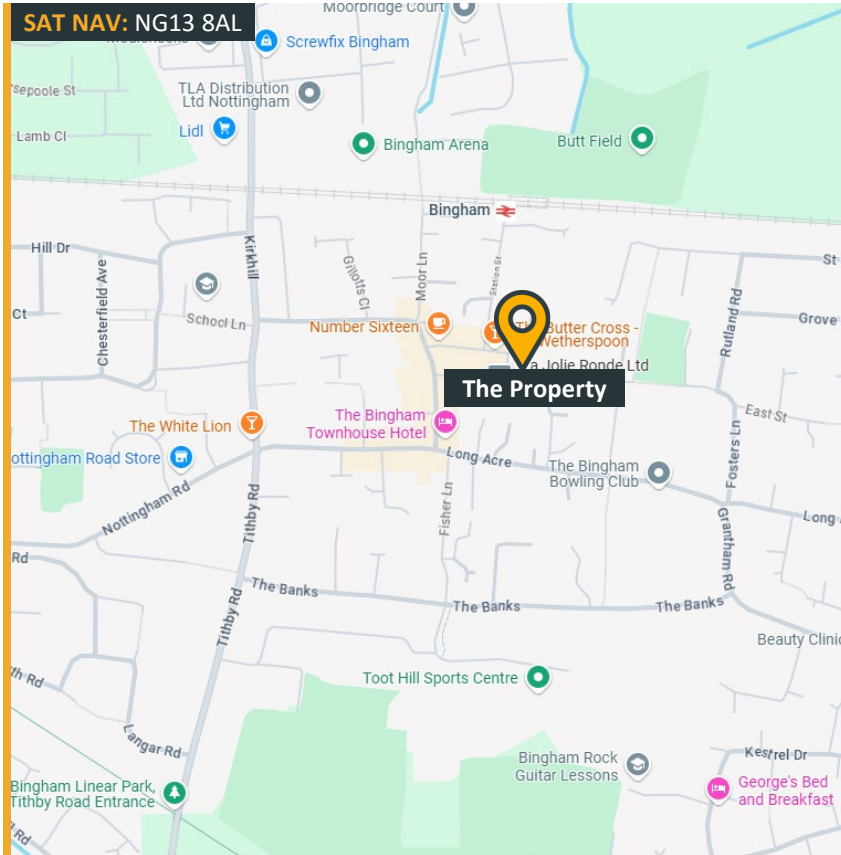
It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

## VAT

VAT is applicable at the prevailing rate.

## EPC

The property has an EPC rating of E – 106.



## Business Rates

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

Rateable Value (RV): £6,300

UBR Multiplier: 49.9p (RV below £51,000) / 54.6p (RV over £51,000)

Full business rates relief for applicable small businesses. All parties should check with the local billing authority.

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (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.

## Legal Costs

Each party are to bear their own legal costs incurred.

## Further Information

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

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