

1 Bingham Road | Radcliffe on Trent | Nottingham | NG12 2FY

## Rare opportunity in affluent South Nottinghamshire village

209.03m<sup>2</sup>  
(2,250ft<sup>2</sup>)

- Former Ashmores Restaurant
- Part fitted kitchen
- Highly prominent in the heart of the village
- Class E
- Potential for outdoor seating (STP)
- Nearby occupiers include Tesco, Costa, Just for Pets and Birds Bakers
- Rent £25,000 per annum



**TO LET**



Location



Gallery



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## Location

Radcliffe on Trent is situated approximately 7 miles east of Nottingham adjacent to the A52. Radcliffe on Trent is an upmarket suburb of Nottingham of circa 3,800 households with a catchment of 8,750 local residents.

Radcliffe on Trent has an eclectic mix of national, regional and independent operators which includes Costa Coffee, The Co-op, Birds Bakers, amongst others. The property is situated just off the prime location of Main Street fronting onto the main access into Radcliffe on Trent from the A52.

## The Property

The property comprises of a Class E premises currently trading as a restaurant with kitchen and ancillary back of house space extending to 2,250ft<sup>2</sup> under a pitched roof with suspended ceiling.

To the side of the property there is some off street parking which may be suitable for outdoor seating subject to planning consent.

## EPC

A copy of the EPC is available on request.





## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	209.03	2,250

## Lease Terms

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

## Rent

The property is available at a quoting rent of:-

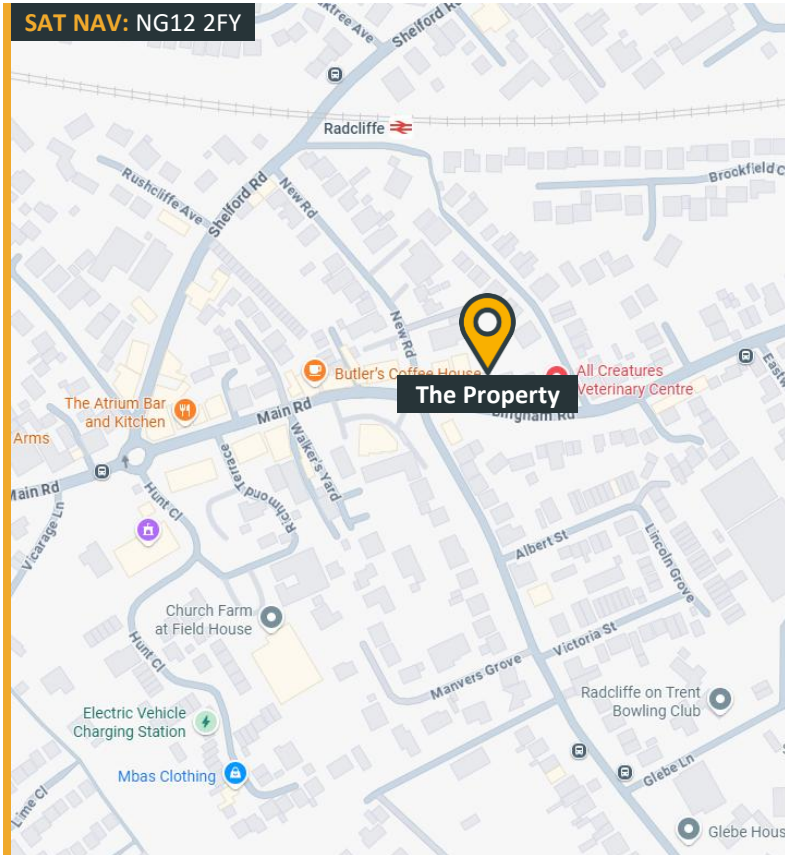
**£25,000 per annum exclusive**

## 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, clinic and gym.

## VAT

VAT is applicable at the prevailing rate.



## Business Rates

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

Rateable Value (RV): £18,000

UBR Multiplier: 49.9p

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.