

## Fully let retail investment in affluent South Nottinghamshire village – WAULT of 7.98 years

357m<sup>2</sup>  
(3,840ft<sup>2</sup>)

- Highly prominent in the heart of the village
- Consisting of two ground floor retail units
- Current income - £64,000 per annum
- Nearby occupiers include Tesco, Costa and Birds Bakery
- Offers invited in the region of £800,000 reflecting a net initial yield of 7.61%



**FOR SALE**

Location

Gallery

Contact

## 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 include Costa Coffee, The Co-op, Birds Bakery, The Atrium Bar & Kitchen, Butlers Coffee House 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 subject property comprises two retail units arranged over ground floor.

Unit 1A has undergone significant structural works prior to opening in 2025 with a completely new building fabric, roof, floor slab, glazing as well as all new M&E as part of the tenants fit out.

Both units benefit from off street parking.



## Tenancies & Accommodation

Address	Size	Tenant	Term	Break Date	Rent Review	Rent (pa)
1 Bingham Road, Radcliffe on Trent, Nottingham, NG12 2FY	147.15m <sup>2</sup> (1,584ft <sup>2</sup> )	Racheal Buxton t/a Little Town	10 years from 06/11/2025	06/11/2030	06/11/2030	£25,000
1A Bingham Road, Radcliffe on Trent, Nottingham, NG12 2FY	209.58m <sup>2</sup> (2,256ft <sup>2</sup> )	PSR Trading Ltd t/a Just for Pets	10 years from 01/2026	N/A	01/2031	£39,000
<b>Total</b>	<b>357m<sup>2</sup> (3,840ft<sup>2</sup>)</b>					<b>£64,000</b>

## Covenant Information

Unit 1 is let to Racheal Buxton in a personal capacity and there is a rent deposit on account of £10,000.

Unit 1A is let to PSR Trading Ltd t/a Just for Pets.

According to Experian it has a score of 100/100 - very low risk with a credit limit of £530,000 and a credit rating of £180,000.

For the year ended 31<sup>st</sup> 2024, the turnover was £21.7m with a pre-tax profit of £1.3m.



## Tenure

Freehold subject to occupational tenancies.

## Price

Offers are invited in the region of:

**£800,000**

which reflects a net initial yield of:-

**7.61%**

after assumed purchaser's costs of 5.19%.

## Data Room

All leases, floor plans and associated documents are available upon request. Please contact the sole marketing agents.

## EPC

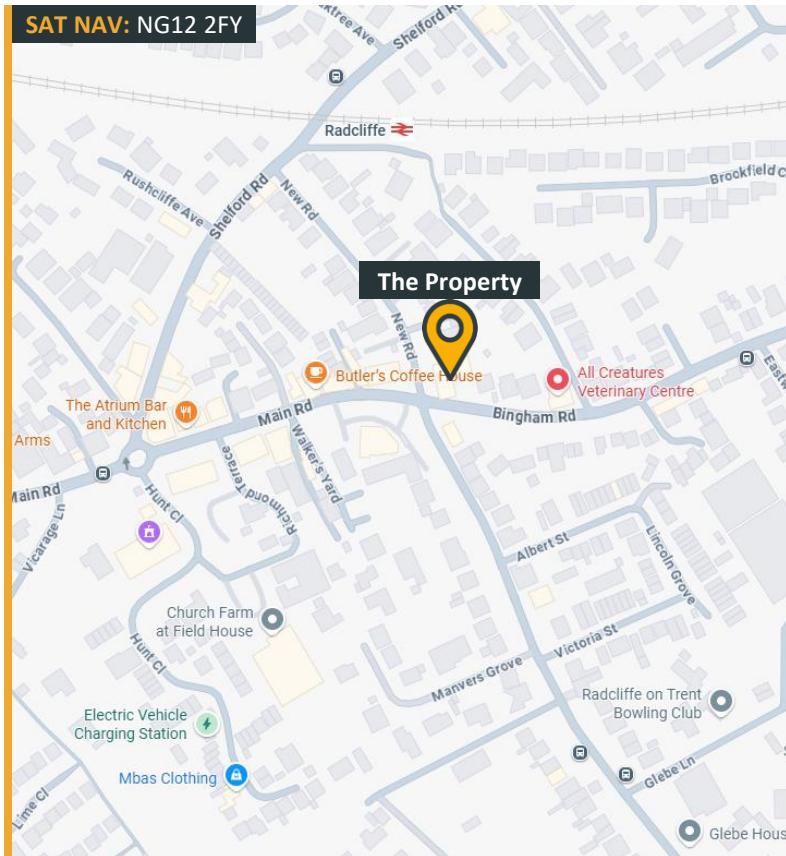
1 Bingham Road has an EPC rating of C. 1A Bingham Road has an EPC rating of A - 20.

Copies are available on request.

## VAT

VAT is not applicable.

**SAT NAV: NG12 2FY**



## Anti Money Laundering

In order to comply with Anti Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

## 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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11/02/2026

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