

46 Bingham Road | Radcliffe-on-Trent | Nottingham | NG12 2FU

Rare retail opportunity in the centre of Radcliffe on Trent

Ground Floor 18.66m² (201ft²)
First Floor 12.07m² (130ft²)

- Prominent location on Bingham Road
- Adjacent to a number of quality independent operators
- Suitable for new or expanding businesses
- Small business rates relief for applicable businesses
- Quoting rent - £9,000 per annum exclusive



TO LET



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 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 forms part of a parade of boutique retail shops and service providers including Off The Top Barber, Soft Soles, Pukka Paws and Little Toes Nursery.

The Property

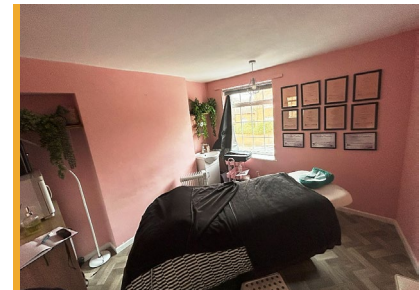
The subject property is a ground-floor and first-floor retail unit, ideal for a new or growing business.

The ground floor comprises an open-plan retail space, with stairs leading to a first-floor office/storage area and a separate WC.

Accommodation

Description	m ²	ft ²
Ground Floor	18.66	201
First Floor	12.07	130
Total	30.73	331

(These measurements are given for information purposes only.)





Lease Terms

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

Rent

The property is available at a rent of:-

**£9,000 per annum exclusive
(nine thousand pounds)**

Planning

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 and gym.

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

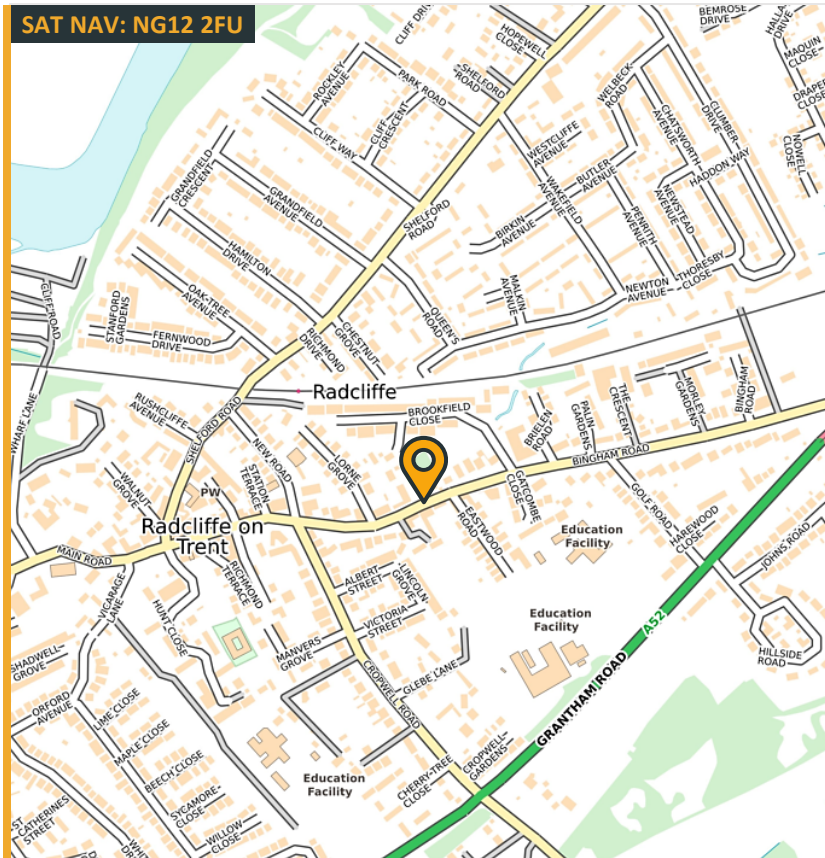
Business Rates

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

Rateable Value from 1st April 2026: £5,500

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.

SAT NAV: NG12 2FU



VAT

VAT is not applicable.

Legal Costs

Each party will bear their own legal costs incurred.

EPC

The property has an EPC rating of C (71). A copy of the Energy Performance Certificate is available upon request.

Further Information

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

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