

44 Bingham Road | Radcliffe on Trent | Nottingham | NG12 2FU

Rare retail opportunity in the centre of Radcliffe On Trent

Ground Floor Sales 23.41m² (252ft²)

- Prominent location on Bingham Road
- Adjacent to a number of quality independent operators
- Suitable for new and expanding businesses
- Small Business Rates Relief available to eligible businesses
- Quoting rent - £7,250 per annum exclusive



TO LET



Location



Gallery



Contact



Location

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

Radcliffe on Trent has an eclectic mix of national, regional and independent operators which includes Costa Coffee, Co-op and Birds Bakery.

The property is situated just off the prime location of Main Street fronting 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 Beauty Box, Pukka Paws and Little Toes Nursery.

The Property

The subject property is a ground floor retail unit ideal for new or growing businesses. The ground floor comprises an open plan space with a toilet to the rear.

Accommodation

Area	Ft ²	M ²
Ground Floor	252	23.41

(These measurements are given for guidance purposes only).



Lease Terms

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

Rent

The property is available at a quoting rent of:

£7,250 per annum exclusive

Planning

The property is categorised as 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.

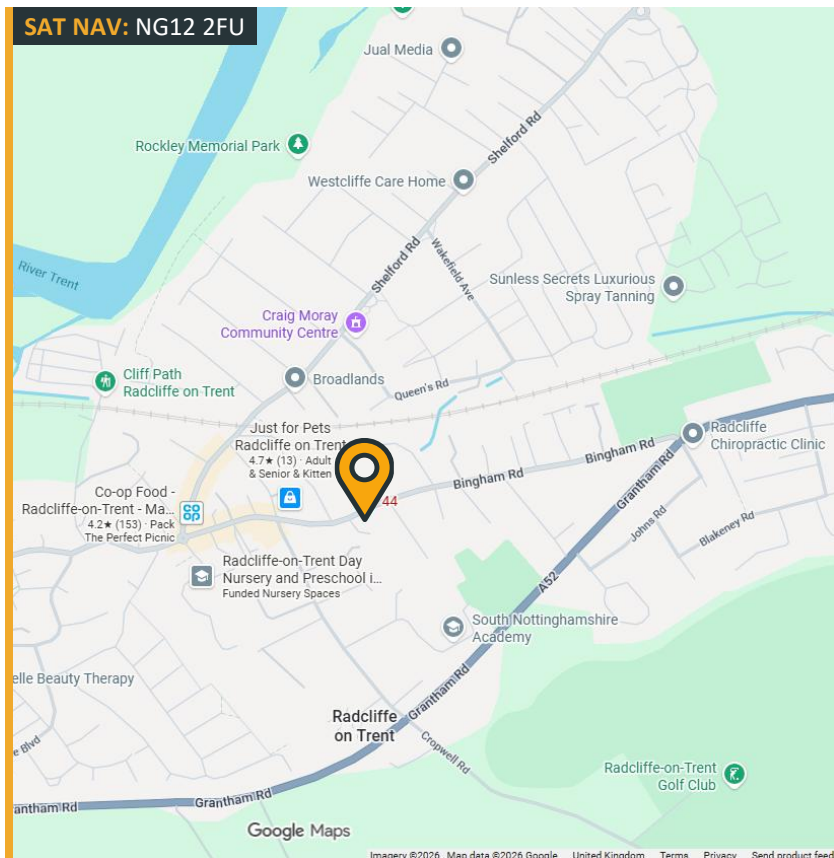
(This information is for guidance only and all parties should check themselves with the local planning authority).

Business Rates

The business rates will need to be reassessed.

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.



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VAT

VAT is not applicable.

Legal Costs

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

EPC

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