

TO LET – Commercial Accommodation

28-28a Market Place, Bingham, Nottinghamshire, NG13 8AN



- First Floor Commercial Accommodation
- Suitable for a variety of uses.
- Prominent Market Square Position
- £7,000 per annum
- NIA approx. 54 sq.m (581 sq.ft)

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BK Bruton Knowles

est. 1862

LOCATION

The property occupies a prominent position on Bingham's historic market square, in the centre of town. The accessible location provides great exposure to passing traffic and footfall.

The market square benefits from a regular market (every Thursday) and established businesses occupying neighbouring premises.

Bingham is a popular and expanding market town located within easy access to both the A46 and A52. The M1 and A1 are also within easy reach. The town is currently benefitting from large investment, notably a significant residential development to the North and a newly opened Leisure Centre facility, creating demand for local amenities.

DESCRIPTION

The property is the first-floor accommodation of a two storey Georgian period property of typical brick construction with timber framed sash windows. The premises comprise four, well-proportioned rooms with ancillary W/C facilities. The property is in good condition, fitted out with laminate flooring.

Access is from the main High Street on Market Place, via the front door positioned in between the two ground floor retail units.

EPC

Awaiting assessment

APPROX. ACCOMMODATION (NIA)

UNIT	Sq M	Sq Ft	AVAILABLE
First Floor	54	581	Immediately

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

RENT

£7,000 per annum

PLANNING

We are advised that any use within 'Class E' is assumed to be permitted. We recommend that interested parties liaise directly with Rushcliffe Borough Council Planning Department.

LEGAL COSTS

Each party is to bear their own legal costs incurred.

TERM

Terms to be agreed.

VAT

Prices quoted do not include VAT which may be chargeable.

BUSINESS RATES

Interested parties should make their own enquiries into the rateable value of the premises directly with The Valuation Office Agency or Rushcliffe Borough Council.

VIEWINGS

Via prior arrangement with Erika Walker or James Bailey.



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