MUSSON
LIGGINS

BINGHAM

11a MARKET STREET

TO LET

Ground Floor
Retail Unit
782 sq ft (72.69 sq m)

£18,000

PER ANNUM EXCLUSIVE

11a Market Street,
Bingham,
NG13 8AR

0115 941 5241
william@mussonliggins.co.uk
mussonliggins.co.uk

GENERAL DESCRIPTION

Ground Floor Retail Unit Located on Market Street, Bingham

FEATURES

- POPULAR LOCATION WITH GOOD FOOTFALL
- PROMINENT FRONTAGE
- HIGHLY ACCESSIBLE LOCATION WITH FREE PARKING NEARBY

11a Market Street,
Bingham,
NG13 8AR

LOCATION

The subject property occupies a prominent position in the heart of Bingham town centre, within the town's established retail and commercial area. The property fronts Market Street, close to the Market Place, and is surrounded by a range of independent retailers, cafés, estate agents and other local businesses, benefiting from strong pedestrian footfall and excellent visibility.

The property enjoys excellent road communications. Bingham lies approximately 10 miles east of Nottingham, 12 miles south-west of Newark-on-Trent and 15 miles west of Grantham. The town is situated close to the junction of the A52 and A46, providing convenient access to Nottingham, Leicester, Newark and the wider regional motorway network via the A1 and M1. Bingham railway station is within walking distance and provides regular services to Nottingham, Grantham and Skegness, while numerous local bus routes serve the town centre.

DESCRIPTION

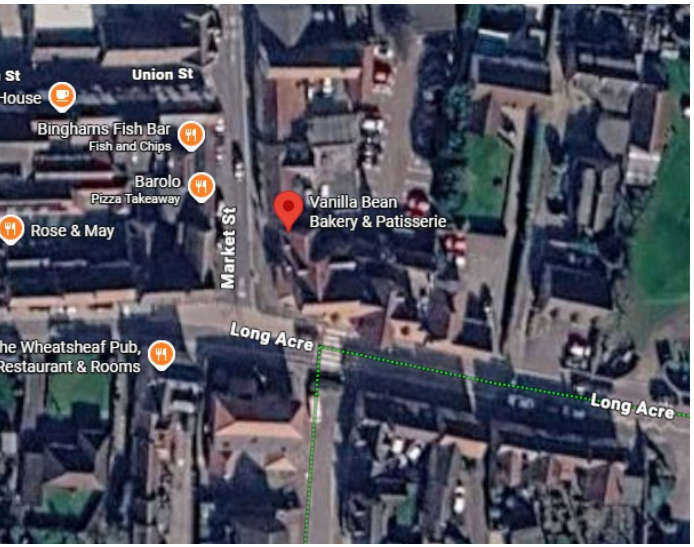
The subject property comprise of a well located ground floor retail unit located on market street, Bingham.

The unit benefits from a highly accesible position, attractive period character and close proximity to a comprehensive renge of local amenitites and services making it suitable for a varity of uses.

Internally the unit consists of a front sales area and a rear kitchen area together with WC facilities.

ACCOMMODATION

11a Market Street	Sq M	Sq Ft
Total	72.69	782



BUSINESS RATES

Ratable Value: **£8,500**

This is not the amount you will pay. Budget figures are available from the agents on request.

For further information on Rates Payable and Small Business Rates Relief contact Melton Borough Council.

RENT

£18,000 (Eighteen Thousand Pounds) per annum exclusive

Interested parties are encouraged to contact us for the latest availability

PLANNING

Interested parties should satisfy themselves that the use of the building is sufficient to their purposes.

For further information, please contact Melton Borough Council.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the building's Energy Performance Certificate can be obtained from the Agents.

TENURE

The premises are available on a new lease on terms to be agreed.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

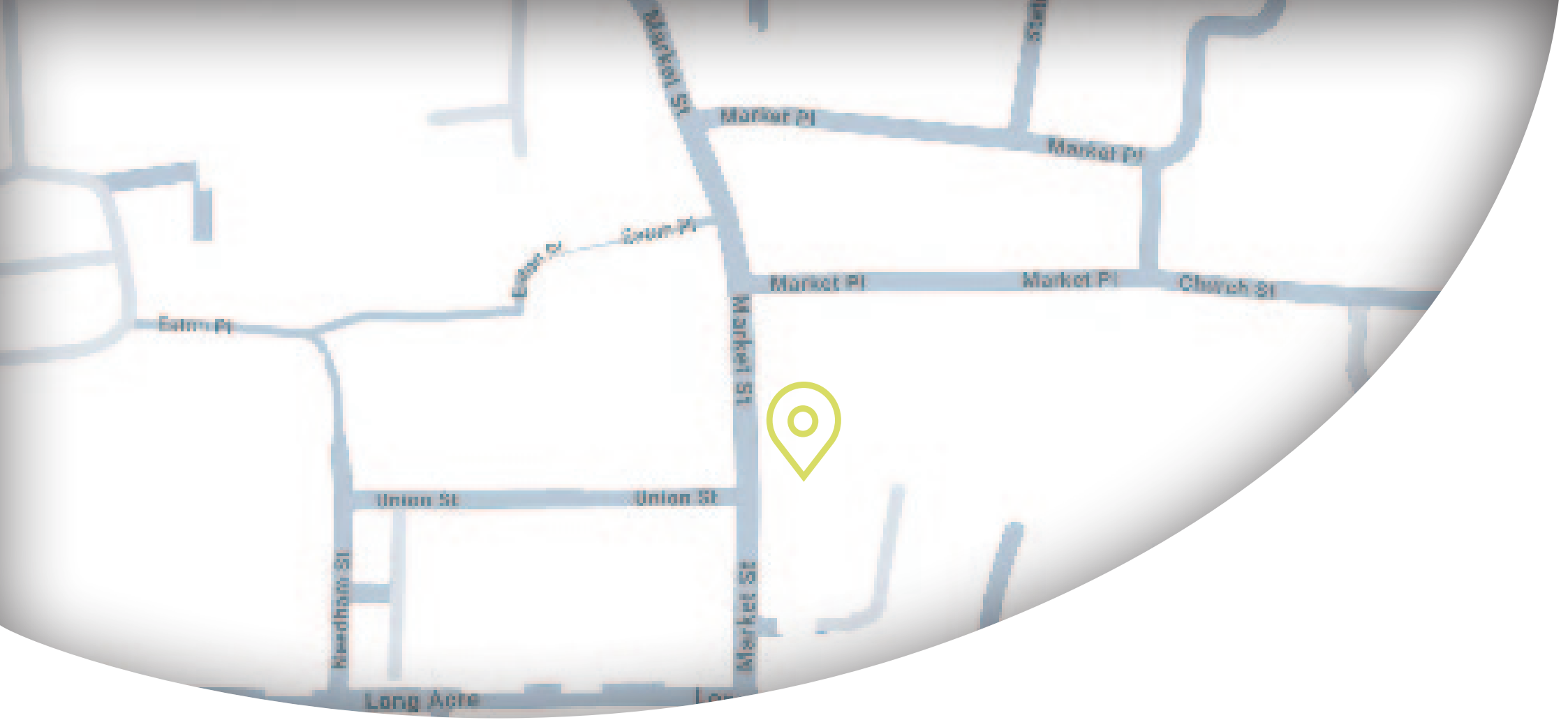
Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

William Cowley
William@mussonliggins.co.uk



MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS

Brigade House 5, Albion Street,
Beeston, Nottingham NG9 2PA

VALUATION REPORTS

COMMERCIAL SALES & LETTINGS

LANDLORD & TENANT ADVICE

At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.

WILL COWLEY
APPRENTICE SURVEYOR

0115 941 5241
william@mussonliggins.co.uk
mussonliggins.co.uk