



Former Public  
Convenience  
Station Street  
Bingham  
Nottingham  
NG13 8AP

£8,000  
PAX

## FORMER PUBLIC CONVENIENCE - WITH PLANNING

**32.51 m<sup>2</sup> (350 ft<sup>2</sup>)**

Approximate Gross External Area – Taken from Ordnance Survey Mapping System

**TO LET**

### FEATURES INCLUDE....

APPROVED PLANNING APPLICATION (REF 21/02365/FUL) | CENTRALLY LOCATED IN BINGHAM | CLOSE TO TRAIN STATION

#### Location

Bingham is a popular market town situated approximately 10 miles from Nottingham City Centre. The town is conveniently situated with good transport links to the M1 and A1 motorways via the A46.

Station Street is centrally located within Bingham with the subject premises being adjacent the Buttercross in Market Place.

The location is well positioned to benefit from passing footfall from local residents and businesses.

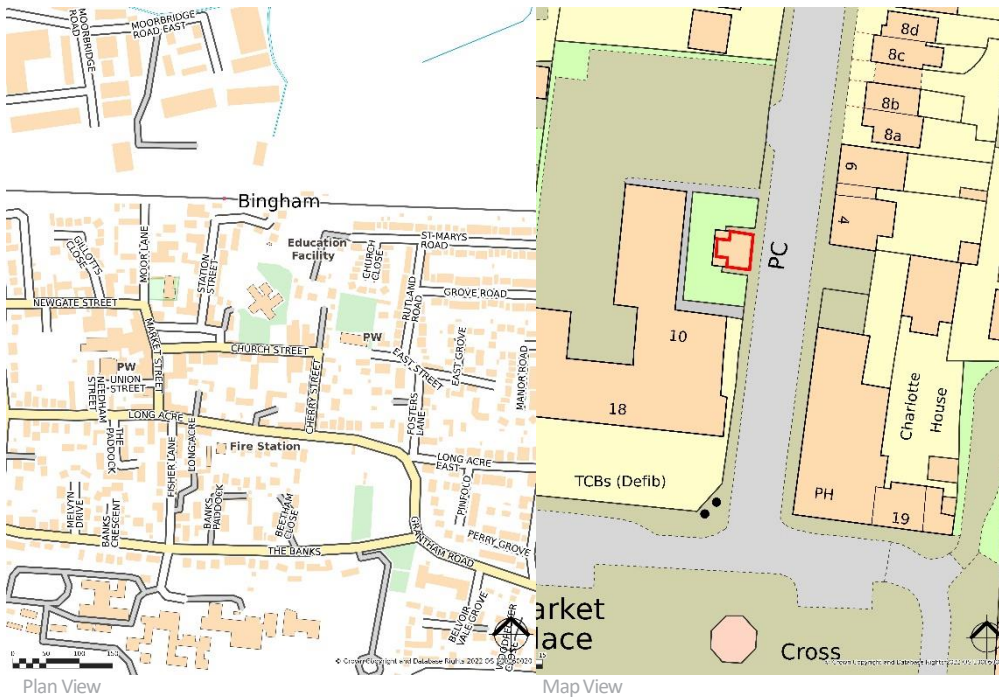
#### Description

The subject premises is a detached former public convenience located within a short walking distance from Bingham Market Square and Bingham Train Station.

Nearby retail occupiers include Copper, Greggs, Costa Coffee and Domino's Pizza

Planning has recently been granted for the change of use to a food and drink takeaway under planning reference 21/02365/FUL.

Our clients are seeking expressions of interests from applicants



## Accommodation

Floor Area 32.51 m<sup>2</sup> / 350 ft<sup>2</sup>

Approximate Gross External Floor Area - Taken from Ordnance Survey Mapping System

### Planning

The premises has the benefit of an existing planning consent reference 21/02365/FUL for the change of use to coffee and food takeaway and refurbishment of existing, retractable canopy and security shutters.

The use class falls under the umbrella of Use Class E.

For further information, please contact Rushcliffe Borough Council.

### Business Rates

The property has a current Rateable Value of £1,750.

This is not the amount you will pay. For further information please contact Rushcliffe Borough Council.

### Rent

**£8,000 per annum exclusive**

### Terms

The property is available by way of a New FRI Lease.

Within your offer, please include the following information:

1. Proposed fit out works
2. Proposed business use

Please note that this building is **not** for sale.

### Incentives

Rent Free Period as a contribution to fit out works.

### VAT

All prices quoted are exclusive of VAT which may apply at the prevailing rate.

### Legal Costs

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

### EPC

A copy of the EPC is available upon request.

### Services

We understand that electricity and water are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

### Viewing

Strictly by prior appointment through the Sole Agents, Musson Liggins.

