

MUSSON LIGGINS

wright mortgage 

01949 877676

BINGHAM

27 MARKET PLACE

OFFERS INVITED

392.23 sq m (4,222 sq ft)

FOR SALE

INCOME PRODUCING INVESTMENT



27 Market Place, Bingham,
Nottingham, NG13 8JY



0115 941 5241



matthew@mussonliggins.co.uk



mussonliggins.co.uk

GENERAL DESCRIPTION

The premises comprise of a former Natwest Bank which was comprehensively redeveloped and extended in 2019 to create two storeys of Grade A office accommodation. The property is currently fully occupied and income producing.

FEATURES

- ▶ COMPREHENSIVELY REDEVELOPED IN 2019
- ▶ PROMINENT POSITION OFF MARKET SQUARE
- ▶ FULLY TENANTED AND INCOME PRODUCING



27 Market Place
Bingham
Nottingham
NG13 8JY



LOCATION

The subject property is situated on Market Place in the heart of the ever-popular Bingham suburb. Bingham is a 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. The property itself is located within the main commercial area of Bingham and is surrounded by well-established retailers such as Sainsbury's Local, Costa Coffee and Co-Op Food alongside a number of small independent retailers.

DESCRIPTION

To the ground floor the property provides Grade A office accommodation which offers a reception area, floor to ceiling glass partitioned offices and meeting rooms having been completely refurbished to a very high standard.

To the first floor there is further cellular office accommodation currently tenanted by way of commercial leases (details of which can be obtained from the agents) as well as male and female WCs and staff kitchen/break out area.

The property further benefits from office space to the rear of the main building being situated above a 3 car garage.

Parking is available at the rear of the premises and is accessed directly from Market Place with secure gated access.



ACCOMMODATION	M ²	Ft ²
Ground Floor	192.49	2,072
First Floor	139.70	1,493
Annex	61.04	657
Total Accommodation	393.23	4,222



EXISTING TENANCIES

The property is fully tenanted and currently producing an annual income of £72,456 per annum.

Suite	Ft ²	Rent
Ground Floor & Annex	2,729	£40,000
Suite 1	418	£9,196
Suite 2	273	£7,425
Suite 3 & 4	802	£15,835
Total	4,222	£72,456

A full schedule of the commercial tenancies is available from the Agents.

PURCHASE PRICE

Offers are invited for the sale of the Freehold Interest with the benefit of the current occupational leases. Further information is available from the agents.

PLANNING

We understand that the property has Planning Consent for its existing office use. For further information on planning and use, please Rushcliffe Borough Planning Control Department.

EPC (ENERGY PERFORMANCE CERTIFICATES)

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

BUSINESS RATES

Rateable Value: **£34,250**

This is not the amount you will pay. Budget figures are available from the Agents.

SERVICES

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

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

Matthew Wade BSc (Hons) MRICS

Matthew@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.



MATTHEW WADE MRICS



0115 941 5241



matthew@mussonliggins.co.uk



mussonliggins.co.uk