

MUSSON LIGGINS

BINGHAM

18 MARKET PLACE

POA

279.17 m² (3,008 ft²)

TO LET

Self Contained Office Building

 18 Market Place, Bingham
Nottingham, NG13 8AP

 0115 941 5241

 jack@mussonliggins.co.uk

 mussonliggins.co.uk

GENERAL DESCRIPTION

The subject property consists of a three storey Georgian property in the popular village of Bingham offering modern office accommodation (suitable for alternative use STP) and benefiting from a large garden/terrace off the Market Square with secure gated parking to the rear.

FEATURES

- ▶ POPULAR TOWN LOCATION
- ▶ PROMINENT POSITION OFF MARKET SQUARE
- ▶ SECURED GATED PARKING



18 Market Place
Bingham
Nottingham
NG13 8AP



LOCATION

Bingham is categorised as a market town in the Rushcliffe Borough of Nottingham. The town lies near junctions A46 and A52 approximately 8 miles east of Nottingham and similar distances south-west of Newark. Neighbouring communities include Radcliffe on Trent and East Bridgford.

Bingham further benefits from a railway station with regular services to Nottingham and Grantham.

The property occupies a prominent position overlooking the market square. Nearby occupiers include, Gilt Café Bar, Costa Coffee, Sainsbury's Local, Boots, Dominoes and The Co-op.

DESCRIPTION

The property comprises an imposing three storey Georgian office building overlooking Bingham Market Square.

The property is currently being used as a self contained office arranged over three floors including WC and shower facilities.

Towards the rear of the property there is secure gated parking available and it is accessed via Station Street. There are a total of 6 parking spaces which are available for this unit.

Further contract parking may be available via separate negotiations.

The property may be suited to alternative uses subject to the relevant planning consents being obtained.



Accommodation (NIA)	m ²	ft ²
Ground Floor	96.62	1,040
First Floor	108.60	1,169
Second Floor	74.23	799
Total Accommodation	279.45	3,008



BUSINESS RATES

Rateable Value: **£16,750**

This is not the amount you will pay. For further information regarding rates payable and small business rates relief, please contact Rushcliffe Borough Council.

PLANNING

We understand that the property has planning consent for Use Class E. For further information please contact Rushcliffe Borough Council.

EPC

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

TERMS

The premises are available by way of New FRI Lease in its entirety or on a per floor basis for a term to be agreed.

RENT

Rent on Application

SERVICES

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

VAT

Unless stated, all prices are quoted exclusive of VAT.

LEGAL COSTS

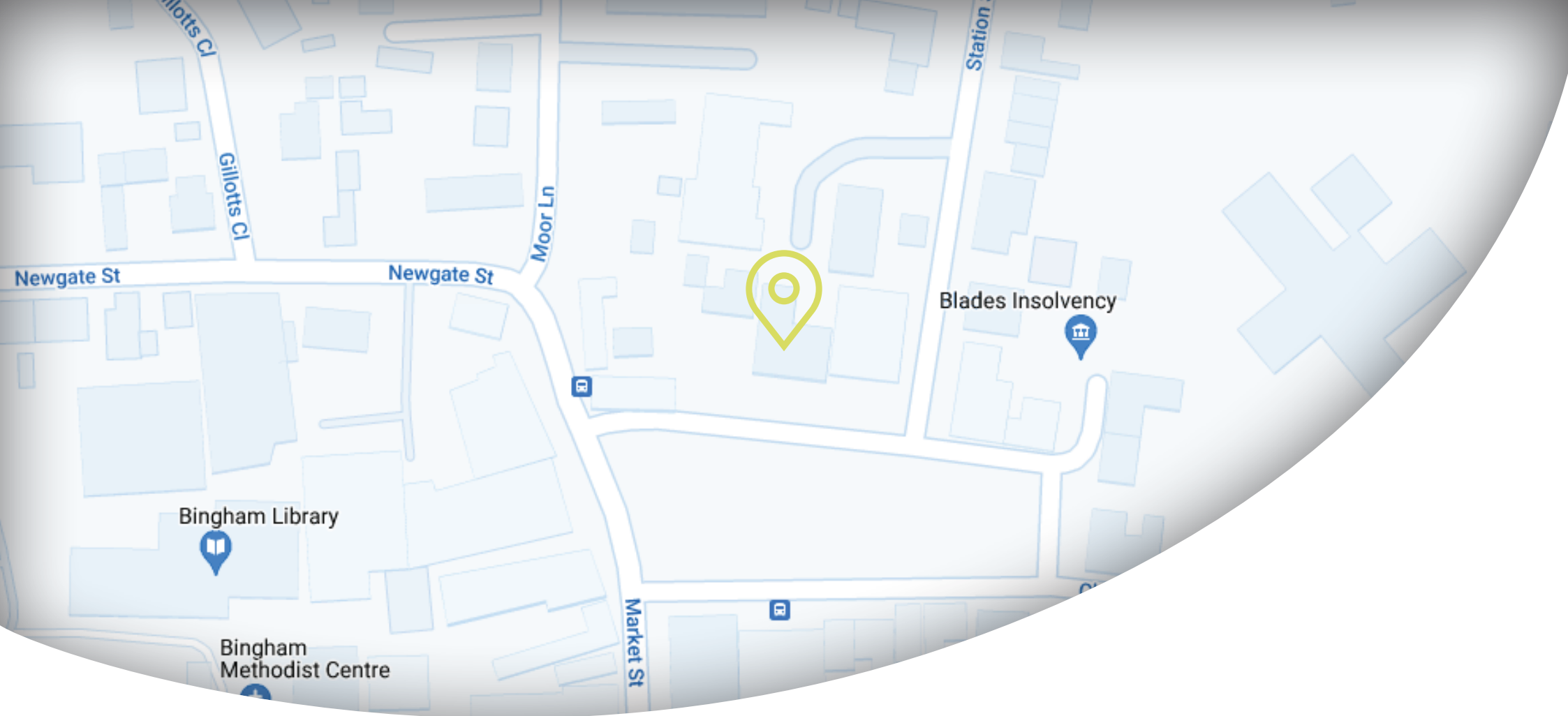
Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

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

CONTACT

Jack Farrell BSc (Hons) MRICS
Jack@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



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Beeston, Nottingham NG9 2PA



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Property services we offer include; Sales and Settings 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.



JACK FARRELL BSc (HONS) MRICS
SENIOR SURVEYOR



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