

MUSSON LIGGINS


VANILLA BEAN
BAKERY & PATISSERIE

BINGHAM
11 & 11A MARKET STREET
FOR SALE

Investment sale
of two Ground Floor Retail Units
and a Rear Store

1,831 sq ft (170.1 sq m)

£410,000

 11 & 11a Market Street,
Bingham,
NG13 8AR

 0115 941 5241

 william@mussonliggins.co.uk

 mussonliggins.co.uk

GENERAL DESCRIPTION

Two Ground Floor Retail Sales Shops and a Rear Store.



FEATURES

- ▶ IDEAL LOCATION
- ▶ FREEHOLD TOWN CENTRE INVESTMENT
- ▶ STRONG FOOTFALL



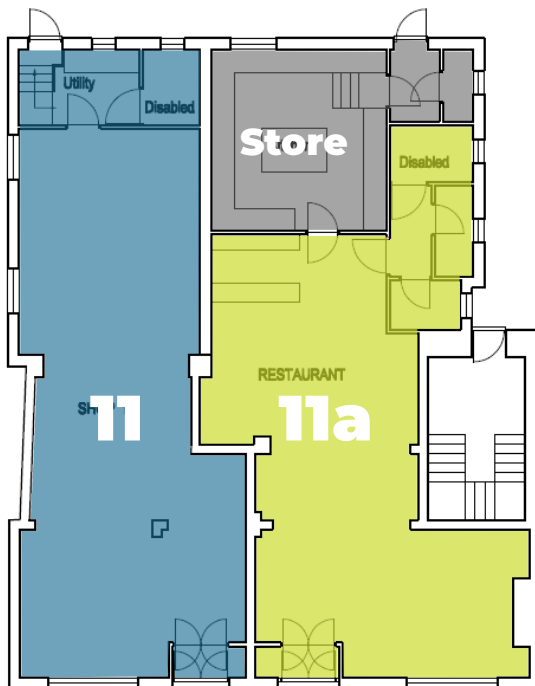
11 & 11a
Market Street
Bingham
NG13 8AR

ACCOMMODATION

11 Market Street	Sq M	Sq Ft
Retail Area	70.90	763
Store	8.63	92
Total	79.53	855

11a Market Street	Sq M	Sq Ft
Retail Area	73.49	791
Total	73.49	791

Rear Store	Sq M	Sq Ft
Total	17.08	184



LOCATION

The subject properties occupy 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

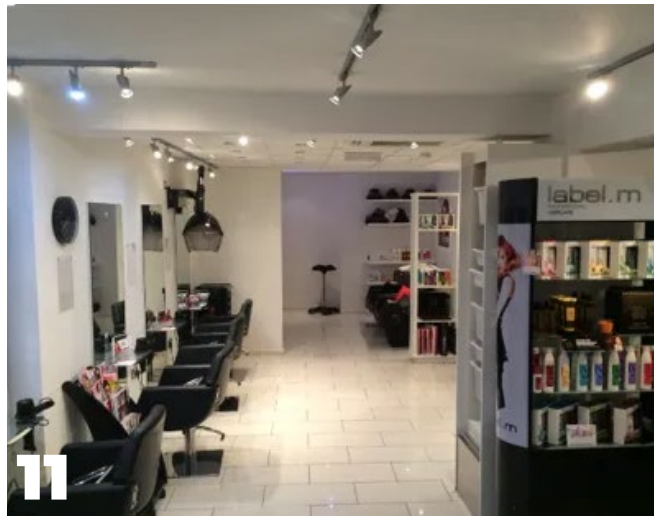
The subject properties represent a well-located town centre asset, benefiting from a highly accessible position, attractive period character and close proximity to a comprehensive range of local amenities and services, making it suitable for a variety of commercial or mixed-use occupiers.

The premises comprise the freehold of 11 & 11a - Two ground floor retail sales shops located in the heart of Bingham Town Centre. The upper floor (edged in blue) is to be retained on a 999 year lease.

Unit 11 is currently occupied by way of a 10 year lease from 2021 at a current passing rent of £18,000 per annum with rent reviews every three years.

11a Market Street is currently on the market to let at an asking rent of £18,000 per annum.

The intention is that the rear store behind 11a will be let separately for £1,500 per annum.



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BUSINESS RATES

11 Market Street: Rateable Value: **£15,500**

11a Market Street: Rateable Value: **£8,500**

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

PLANNING

For information on planning and use, please Contact Rushcliffe Borough Council Planning Control Department.

EPC (ENERGY PERFORMANCE CERTIFICATES)

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

TENURE/INCOME

11 Market Street is currently occupied by NRM Hair Limited under the terms of an IRI lease with a service charge from 2021 at a current passing rent of £18,000 per annum with rent reviews every three years.

11a Market Street is currently on the market to let at an asking rent of £18,000 per annum.

The intention is that the rear store behind 11a will be let separately for £1,500 per annum.

VAT

The rental amount is quoted exclusive of Value Added Tax (VAT).

PRICE

£410,000

(Four Hundred and Ten Thousand Pounds)

TERMS

The premises are available on a freehold basis subject to the occupational tenancies.

SERVICES

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

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

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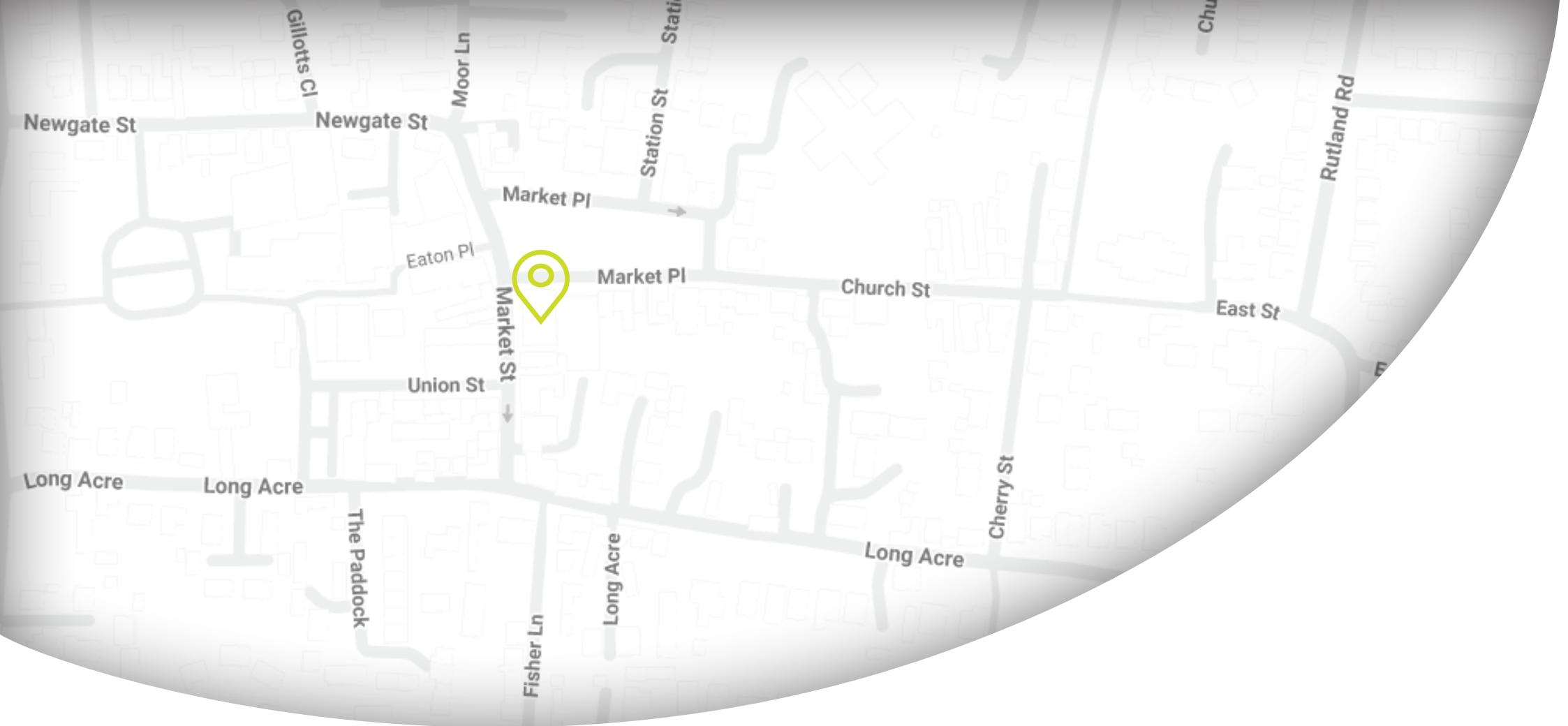
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MISREPRESENTATION

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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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.



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