

BINGHAM

37 LONG ACRE

TO LET

795 sq ft (73.92 sq m)

£18,000

PER ANNUM EXCLUSIVE

Two Storey

Retail Unit



37 Long Acre
Bingham
NG13 8AF



0115 941 5241



william@mussonliggins.co.uk



mussonliggins.co.uk



37 Long Acre,
Bingham,
NG13 8AF



LOCATION

The subject property is situated on Long Acre, in the centre of Bingham, a market town to the east of Nottingham.

The premises form part of an established mixed-use commercial and retail location, with nearby occupiers including a variety of independent traders, retail and service operators alongside professional and leisure businesses.

The A52, one of the area's principal arterial routes, lies a short distance away and carries a high volume of vehicular traffic between Nottingham city centre and Grantham, providing the immediate area with strong levels of passing trade and visibility.

DESCRIPTION

The property comprises both ground floor and first floor retail space.

The entrance area benefits from original tiled flooring, with stairs leading to the first floor space and a disabled access W/C.

The ground floor retail area benefits from an original feature fireplace, a glazed shop front, wooden flooring and exposed beams.

To the first floor is an open plan retail area, again with wooden flooring, exposed beams and a feature fireplace.

37 Long Acre	Sq M	Sq Ft
Ground Floor	32.91	354
First Floor	41.01	441
Total	73.92	795



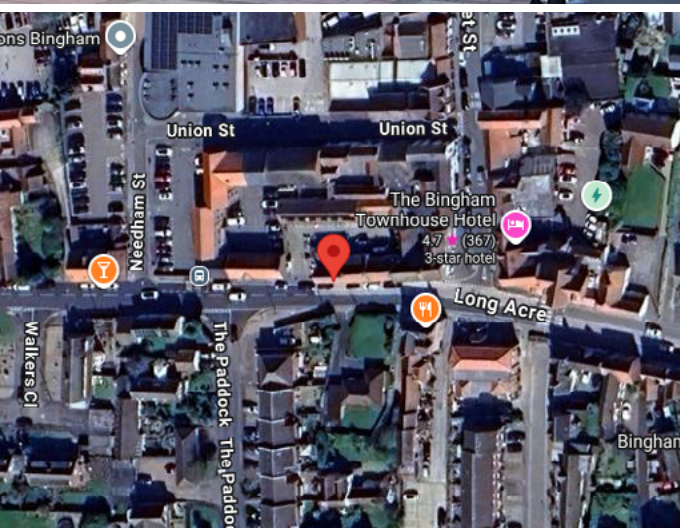
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BUSINESS RATES

Ratable Value from April 2026: **£11,000**

This is not the amount you will pay.

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

EPC (ENERGY PERFORMANCE CERTIFICATES)

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

TERMS

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



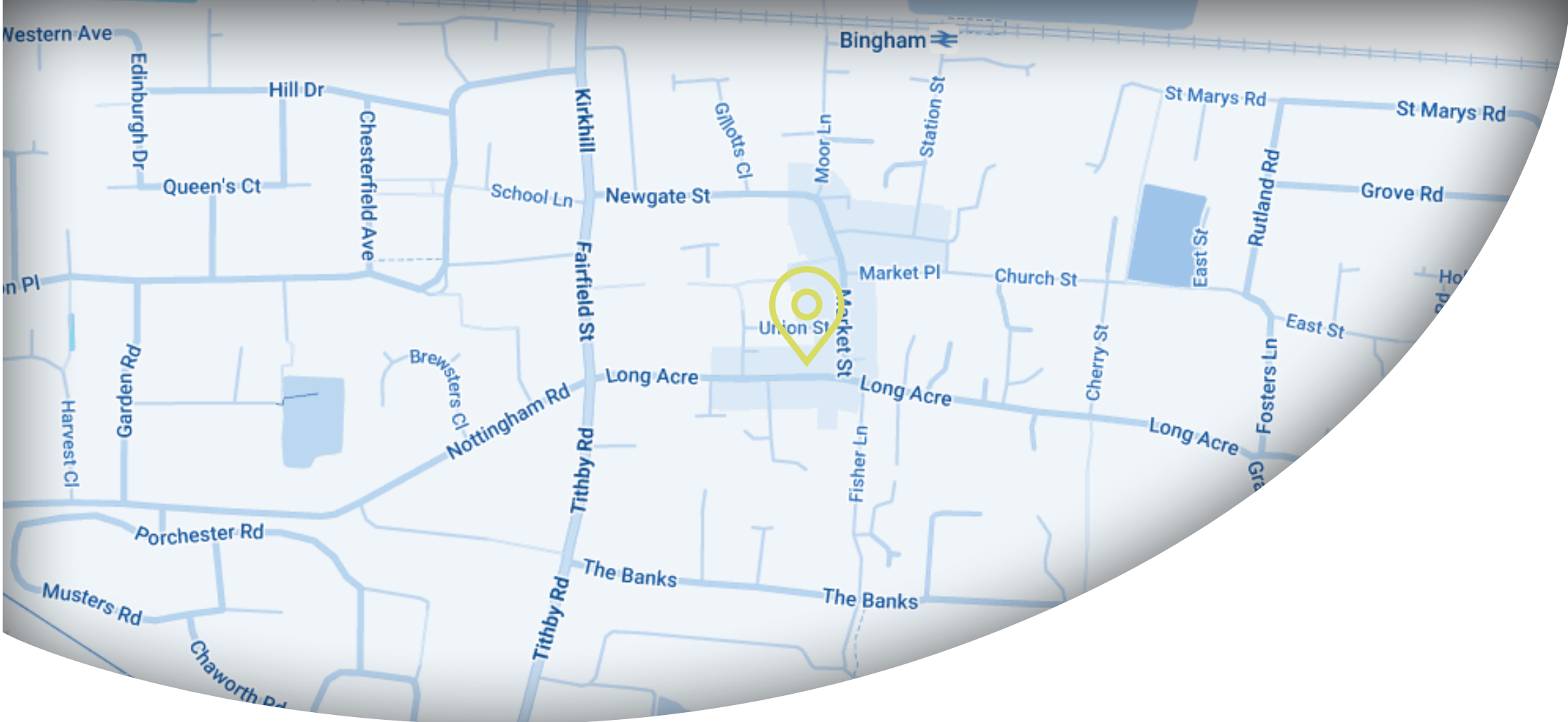
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MISREPRESENTATION

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



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



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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.



WILLIAM COWLEY
APPRENTICE SURVEYOR



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