

MUSSON LIGGINS

Snack Stop

0115 9335 74

EST 1977

avajoyceboutique
@avajoyceboutique
info@avajoyceboutique.co.uk

Ava Joyce
BOUTIQUE

48 Bingham Road
Radcliffe on Trent
NG12 2FU

RADCLIFFE ON TRENT 48 BINGHAM ROAD TO LET

Retail Unit
279 sq ft / 25.95 sq m

£7,500
PER ANNUM EXCLUSIVE

48 Bingham Road
Radcliffe on Trent
Nottingham
NG12 2FU

0115 941 5241

william@mussonliggins.co.uk

mussonliggins.co.uk

GENERAL DESCRIPTION

End of terrace, ground floor self contained retail unit.



FEATURES

- ▶ LARGE GLASS RETAIL FRONTAGE AND ENTRANCE ACCESSED VIA BINGHAM ROAD.
- ▶ W/C AND KITCHENETTE FACILITIES.
- ▶ ON SITE PARKING IS AVAILBLE NEARBY.



48 Bingham Road
Radcliffe on Trent
Nottingham
NG12 2FU



LOCATION

The subject property is situated with a frontage to Bingham Road, part of the main road through the centre of Radcliffe-On-Trent. Radcliffe-On-Trent is a village location located approximately 6 miles to the east of Nottingham City Centre.

Radcliffe-On-Trent is located to the north of the main A52 which provides access to Nottingham City Centre to the west, with the A52 linking with the A46 approximately 2 miles distance to the East. The A52 continues links with Grantham to the east, located approximately 20 miles distance where access is available with the A1.

DESCRIPTION

The subject property comprises a ground floor self-contained retail unit within an end-terrace traditionally constructed property.

The property benefits from a large glass retail frontage and entrance accessed via Bingham Road.

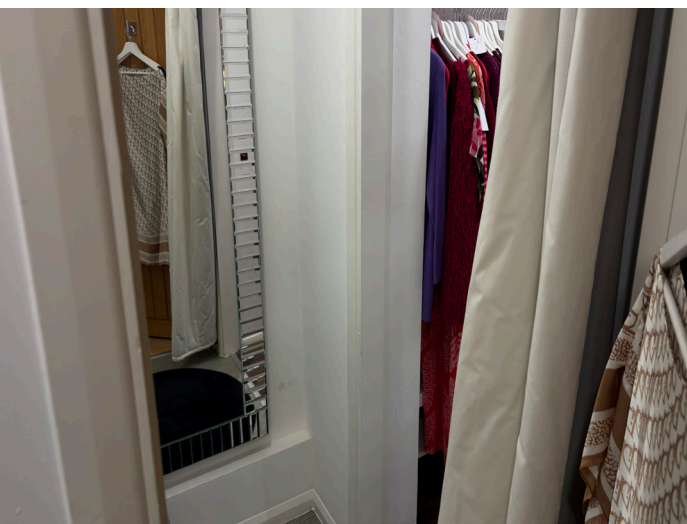
The property further benefits from w/c and kitchenette facilities.

On street parking is available nearby.

ACCOMMODATION

48 Bingham Road	Sq M	Sq Ft
Front Retail Area	18.41	198
Rear Area	7.54	81
Total	25.95	279





BUSINESS RATES

Rateable Value: **£6,500.**

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

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

RENT

£7,500 (Seven Thousand Five Hundred 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.

TENURE

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.

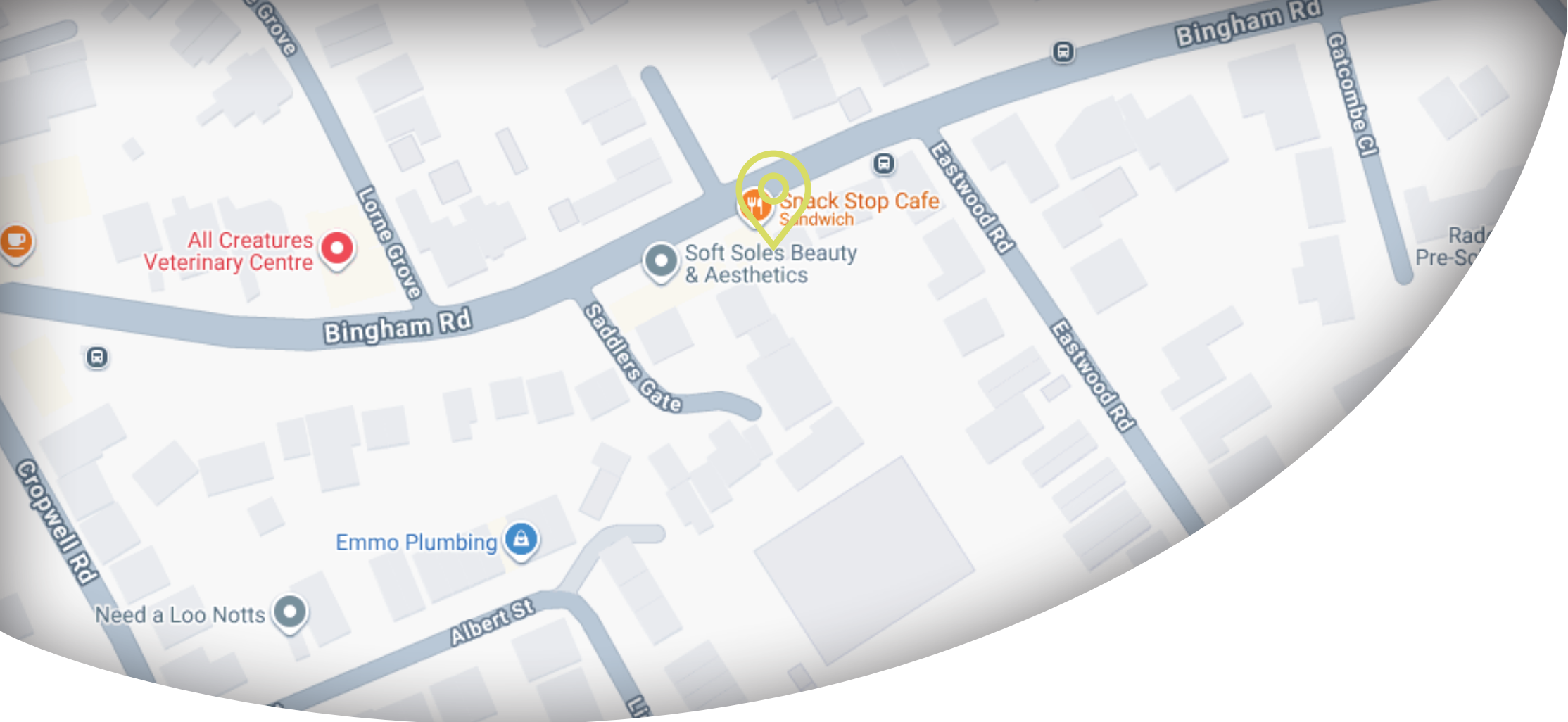
VIEWING

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

CONTACT

William Cowley

William@mussonliggins.co.uk



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.



WILL COWLEY
APPRENTICE SURVEYOR

 **0115 941 5241**

 **william@mussonliggins.co.uk**

 **mussonliggins.co.uk**