

## Let to CVS (UK) Ltd for 15 years from 27 September 2016 at £25,800 with a break date of 26 September 2026

**GIA 232 m<sup>2</sup>**  
(2,497 ft<sup>2</sup>)

- Part single and 2-storey building, refurbished mid-1990s
- Five onsite car spaces
- Adjacent to public car parking and Bingham village centre
- Suitable for future residential conversion (subject to planning)
- No VAT



**FOR SALE**



Location



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## Location

The property is located within the centre of Bingham, adjacent to the Newgate Street car park. Bingham has a resident population of circa 10,108, lying some 10 miles east of Nottingham via the A52. The village provides a good range of amenities centred around Market Place with a range of supermarkets including a Lidl and Aldi. Bingham railway station provides services to Nottingham and Grantham and villages in between.

The property is accessed off the northern side of Long Acre via an unmade track immediately adjacent to the Horse & Plough public house.

## Description

The property currently comprises Buttercross Veterinary Centre which is closed. The property was fully refurbished within the late 1990s, having gas centrally heated accommodation, comprising at ground floor level, a porch, reception (with visitor toilet off) and within a single-storey structure, 3 consulting rooms, dispensary and food store. Behind the reception there is an inner lobby with toilet off, and to the north side of the building (a 2-storey structure) is a kennel/cattery, lab, x-ray room, preparation, theatre room and nurses' room. At first floor level there is a landing with shower room, together with staffroom/kitchen and office.

Outside there is a car park for circa 5 vehicles.





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## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground	134.6	1,449
First	35.8	386
<b>Total Net Internal Floor Area</b>	<b>170.4</b>	<b>1,835</b>
<b>Gross Internal Floor Area</b>	<b>230</b>	<b>2,497</b>

## Business Rates

Enquiries have been made of the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) where we have obtained the following information:

Address: Buttercross Veterinary Centre,  
Long Acre, Bingham, NG13 8AF

Description: Veterinary Clinic & Premises

Rateable Value: £14,500

## EPC

The EPC of the building has an energy rating of **C**, valid until 12 October 2026.



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## Lease Information

The property is let to CVS (UK) Ltd for a term of 15 years from 27 September 2016, subject to 5 and 10 year breaks, the lease drawn on full repairing and insuring terms at a rental of £25,800 per annum exclusive.

## Planning

The property has a current use falling within Use Class E-Commerce of the Town & Country Planning (Use Classes) Order 1987 (as amended).

The property is suitable for conversion to alternative uses, such as residential (subject to planning).

## VAT

The building is VAT free.

## Price

Offers are invited in excess of:

**£350,000**



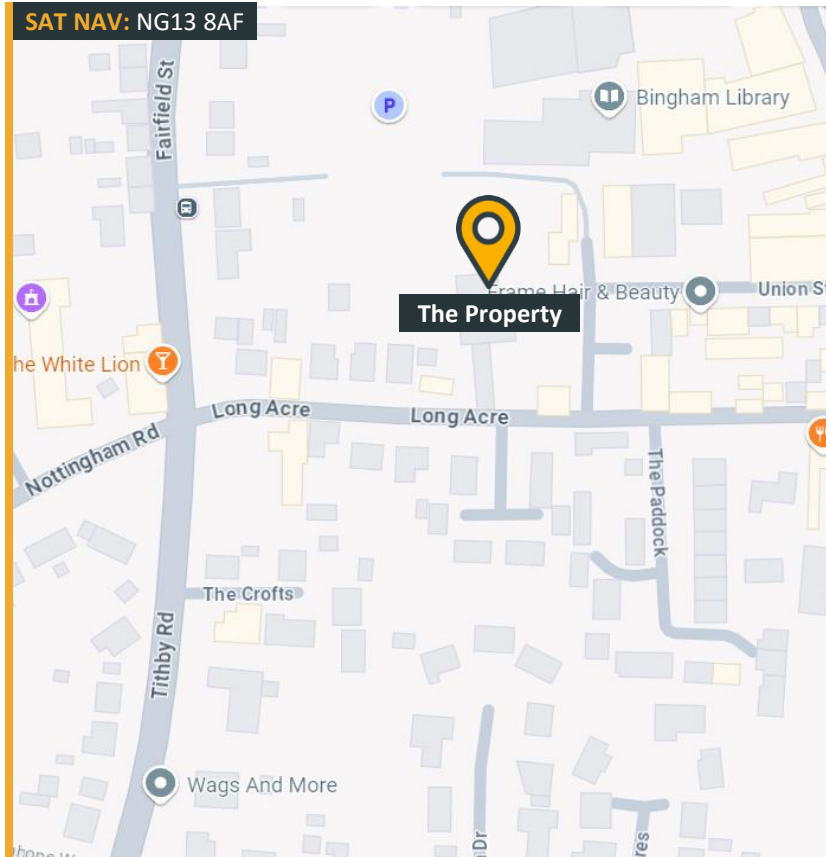
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## Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

## Legal Costs

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

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

**Steve Gillott**

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**Fisher Hargreaves Proctor Ltd**

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11/10/2024

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.