

40a Bingham Road | Radcliffe on Trent | Nottinghamshire | NG12 2FU

Rare retail opportunity in the centre of Radcliffe on Trent

19.68m²
(212ft²)

- Prominent location on Bingham Road
- Well appointed retail unit fitted to an excellent standard
- Suitable for new or expanding businesses
- Small business rates relief for applicable business
- Quoting rent £7,500 per annum exclusive



TO LET



Location



Gallery



Contact



Location

Radcliffe on Trent is situated approximately 7 miles east of Nottingham adjacent to the A52. Radcliffe on Trent is an upmarket suburb of Nottingham of circa 3,800 households with a catchment of 8,750 local residents.

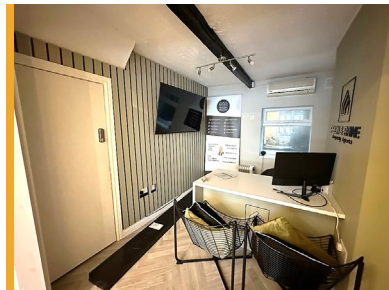
Radcliffe on Trent has an eclectic mix of national, regional and independent operators which includes Costa Coffee, The Co-op, Birds Bakers, amongst others. The property is situated just off the prime location of Main Street fronting onto the main access into Radcliffe on Trent from the A52.

The property forms part of a parade of boutique retail shops and service providers including Off The Top Barber, Soft Soles and Perfect Paws.

The Property

The property is a ground floor only retail unit which would be ideal for either a new business or potential growing business.

Internally, the property has been finished to an excellent standard by the previous tenant, with parquet flooring, inbuilt storage and a feature wall. Towards the rear is a small storage cupboard alongside a kitchenette and welfare facility.





Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground Floor Sales	19.68	212

Lease Terms

The property is available on a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:

£7,500 per annum exclusive

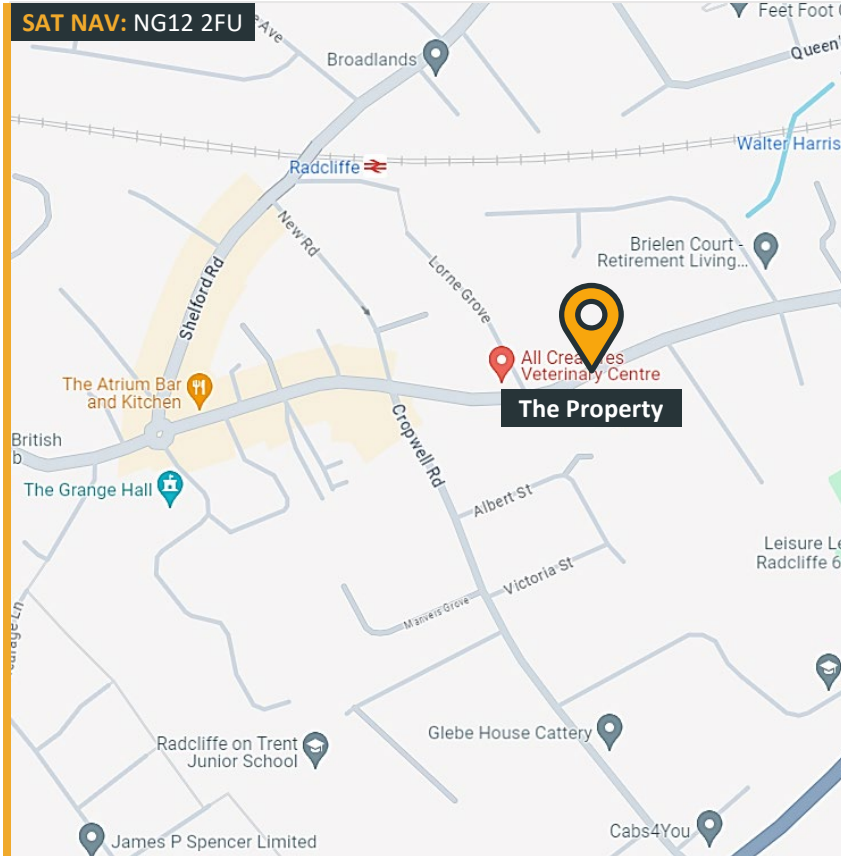
Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

This information is for guidance only and all parties should check themselves with the local planning authority.

VAT

VAT is not applicable.



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises
Rateable Value (2023): £5,400

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

EPC

The property has an EPC rating of 108 falling within Band E.

Further Information

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

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