

First Floor | 25 Market Place | Bingham | Nottingham | NG13 8AN

Business premises to let in Bingham Town Centre

52.8m²
(568ft²)

- Prominently positioned in a thriving market town
- Suitable for a range of uses (subject to planning)
- Full business rates relief for applicable businesses
- Nearby operators include **Co-op**, **Bingham Dry Cleaners Thrive Learning** and **Frank Innes Estate Agents**
- Passing rent - £11,000 per annum exclusive



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

Bingham is an affluent and thriving market town to the south of Nottinghamshire. The town has a resident population of over 10,000 and over the last few years there have been a number of sizeable residential developments completed by national housebuilders and has a good tenant mix of national, regional and independent operators.

The property occupies a prominent position on Market Place located just off the Market Square with nearby occupiers including Co-op, Newton Fallowell, Birds Bakery and Costa Coffee. Bingham Town Centre offers free parking across multiple car parks with on street parking around the Market Square.

The Property

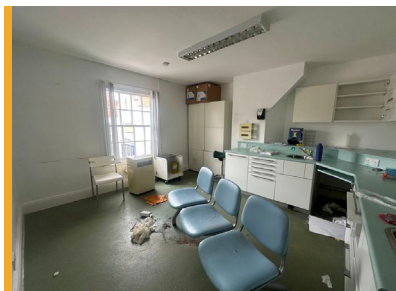
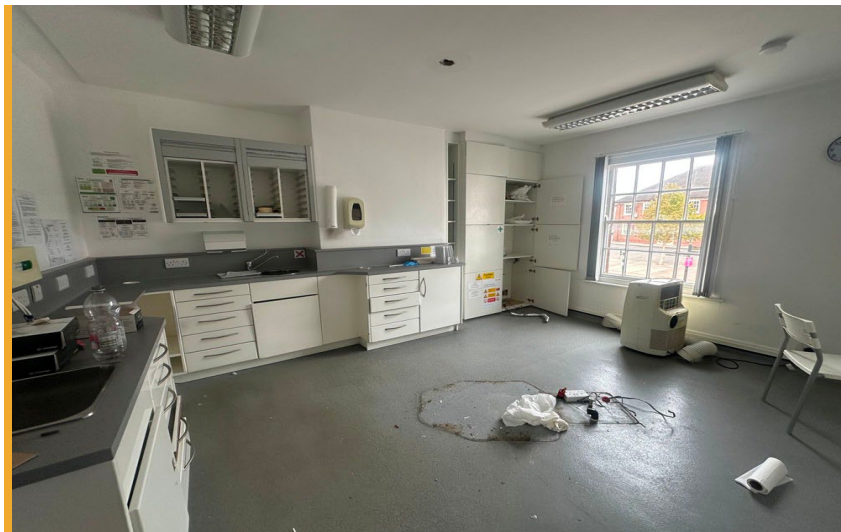
The subject property consists of first floor accommodation which would be suitable for a variety of uses. The existing tenant's fit out is still in situ with the remanence of the surgery but would be ideal for a range of uses to include a studio, office accommodation equipped as a beauty salon consisting of three rooms alongside staff welfare facilities and breakout space.

Accommodation

The property provides the following approximate area:

52.8m² (568ft²)

This information is for guidance only.





Location



Gallery



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Lease Terms

The premises are available to let by way of either an assignment, subletting or on a surrender and regrant basis directly with the landlord.

It is currently let on a full repairing and insuring term expiring 31 May 2032.

Rent

The property is available at a passing rent of:

£11,000 per annum

Planning

It is understood the property will fall into **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym or Café/Restaurant. This information is for guidance only and all parties should check themselves with the local planning authority.

Business Rates

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

Rateable Value (RV): £6,700

UBR Multiplier: 49.9p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (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.



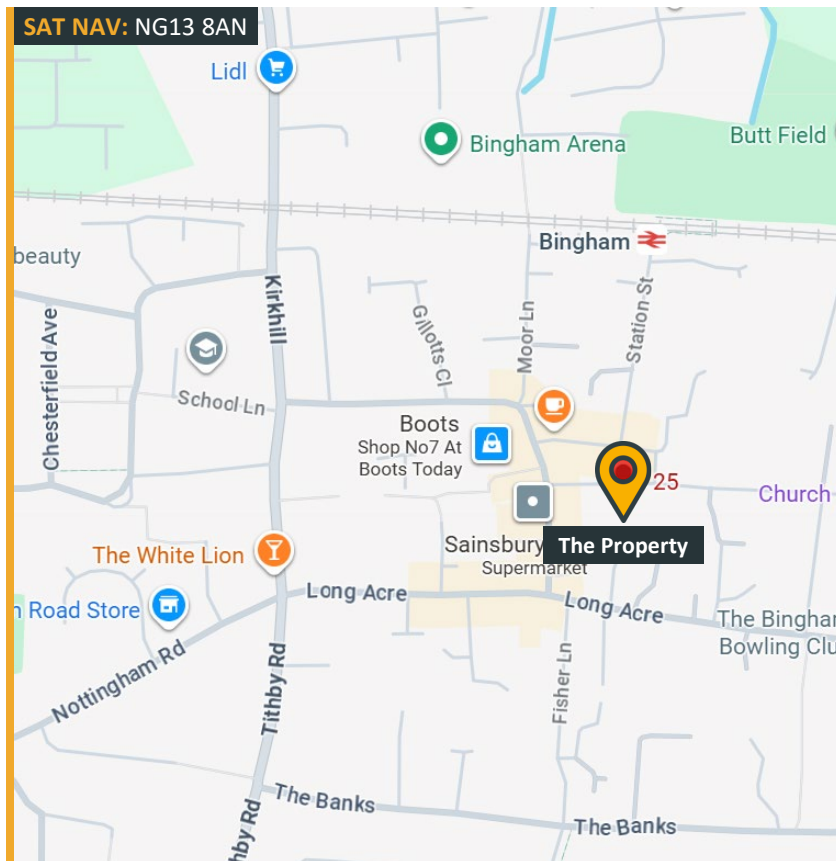
Location



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VAT

VAT is not applicable.

EPC

A copy of the EPC is available on request.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

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

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17/11/2025