



Ground Floor Shop, 5 Church Street,  
Bingham, Nottingham, Nottinghamshire,  
NG13 8AL

£6,500 Per Annum  
Tel: 01636 611811

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers

A ground floor sale shop, conveniently situated close to the Bingham market square and town centre retail areas. The property has a frontage of 12'6, sales area of 403 sq.ft (37.44 sq.m) and store room 126 sq.ft (11.70 sq.m) approximately. The unit is self contained with a small kitchen and separate WC. There is a communal rear yard area.

Bingham is a town of substantial growth and occupies a strategic location off the A46 and A52 routes providing access to Nottingham, Leicester, Grantham, Newark and Lincoln. Although Bingham is a small town, it has a range of national and regional occupiers and continues to seek good foot fall to the town. Bingham is undergoing considerable residential expansion on site with over 1,000 new homes being delivered to the town.

There is a railway station and regular rail services to Nottingham and Grantham.

The shop unit provides a conveniently sized and located unit, with also the availability if required of No.1 Church Street, providing a double unit.

### SALES SHOP

12'6 (frontage) x 32'3 depth (3.81m (frontage) x 9.83m depth)



Suspended ceiling incorporating lighting, front door and display window.

### STORE ROOM

12'1 x 10'6 (3.68m x 3.20m)

### KITCHEN

8'6 x 6'5 (2.59m x 1.96m)

With stainless steel sink unit.

### WC

With low suite WC.

### COMMUNAL REAR YARD

### TERMS

The property is offered to let on lease, for a term of years to be agreed and a rent of £6,500 per annum exclusive.

Tenant is responsible for internal repairs and decoration.

Tenant is responsible for maintenance and insurance of the glass window.

### RATEABLE VALUE

The rateable value is £3,750.

The current rates payable for 2019 - 2020 is 50.04p in the pound.

Small business rates relief may apply.

### SERVICES

Mains water, electricity and drainage are all connected to the property.

### VAT

We understand the building is not elected for VAT.

### LEGAL COSTS

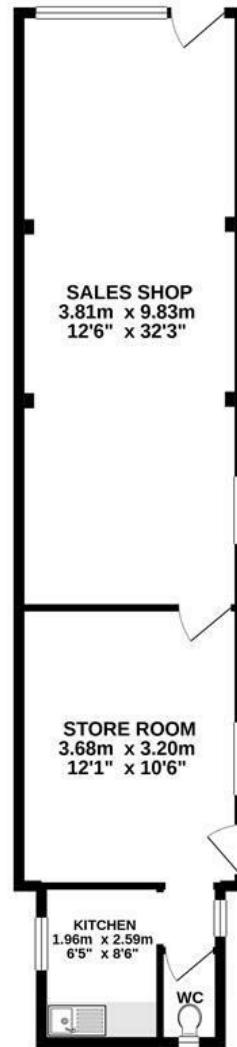
Each party is to pay their own legal costs incurred with this transaction.

### VIEWING

Strictly by appointment with the selling agents.



GROUND FLOOR  
60.3 sq.m. (649 sq.ft.) approx.



5 CHURCH STREET, BINGHAM, NOTTINGHAM, NG13 8AL

TOTAL FLOOR AREA: 60.3 sq.m. (649 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



**RICS**



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