

MUSSON LIGGINS

BINGHAM
**1 CHAPEL LANE
TO LET**

Light industrial /
Warehouse Premises

£45,000

PER ANNUM EXCLUSIVE

637.26 sq m (6,859 sq ft)

1 Chapel Lane,
Bingham,
Nottingham,
NG13 8CF

 0115 941 5241

 Jack@mussonliggins.co.uk

 mussonliggins.co.uk

GENERAL DESCRIPTION

The subject property comprises a light industrial/warehouse unit located in Bingham.

FEATURES

- ▶ POPULAR BUSINESS LOCATION
- ▶ SECURE GATED PARKING
- ▶ COMMERCIAL LOADING FACILITIES

1 Chapel Lane,
Bingham,
Nottingham,
NG13 8GF



LOCATION

Bingham is a popular market town in the borough of Rushcliffe, situated approximately 10 miles from Nottingham City Centre. The town is conveniently situated for with good transport links to the M1 and A1 motorways via the A46. The A46 links with the A52 which heading west leads to Nottingham City Centre, approximately 10 miles due west of the subject premises.

The property itself is located within the main commercial area of Bingham and is surrounded by well-established retailers such as Lidl, Aldi, Sainsbury's Local, Costa Coffee and Co-Op Food. The property occupies a prominent position on Chapel Lane opposite Moorbridge Industrial Estate.

Accommodation	M ²	Ft ²
Offices	42.82	460
Warehouse	594.44	6,398
TOTAL	637.26	6859

DESCRIPTION

The subject premises are accessed via the left-hand side of the front elevation with an alternate entrance via the reception at the front of the property.

The unit forms part of a larger industrial building constructed of brick and blockwork beneath a pitched roof.

The accommodation comprises ground floor warehouse space totalling 6,398 sq ft, suitable for a variety of uses. This is complemented by office space of 460 sq ft.

The property benefits from two full height roller shutter doors, commercial loading facilities, and a minimum eaves height of approximately 4 metres.

The property further benefits from kitchen, and W/C facilities.

Externally, there are eight car parking spaces available.





BUSINESS RATES

Rateable Value: **To Be Confirmed**

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

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 existing building's Energy Performance Certificate can be obtained from the Agents.

TERMS

The premises are available on a new Lease on terms to be agreed.

PRICE

£45,000 (Forty Five thousand Pounds) per annum Exclusive

SERVICES

We understand that mains electricity, water and drainage are connected to the premises.

However, we recommend that interested parties contact the relevant service providers to confirm this.

VAT

We have been informed that Value Added Tax (VAT) is applicable to the rent.

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

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**VIEW
FLOORPLAN**

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



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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.



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