

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

· PROPERTY ·

30 Clarendon Street
Nottingham
NG1 5HQ
Tel: 0115 941 5241
Fax: 0115 950 0946

· PARTICULARS ·

**STRICTLY CONFIDENTIAL
(NEITHER THE OWNER NOR THE STAFF MUST
BE CONTACTED DIRECTLY)**

FOR SALE/TO LET

**FREEHOLD RETAIL OPPORTUNITY
DUE TO RETIREMENT**



GUIDE PRICE: £300,000

34 MARKET PLACE

LONG EATON

NOTTINGHAM

NG10 1LT

LOCATION

The subject property is situated with a frontage directly onto Market Place in the commercial area of Long Eaton. This part of Market Place is considered to be part of the main retailing area and has links with High Street which has been pedestrianised.

There is a high level of foot fall along Market Place with Long Eaton being anchored by the stores of Asda and Tesco within close proximity.

Long Eaton has a population of almost 38,000 with a large rural catchment area being a suburb of Nottingham, which is approximately 7 miles to the north east of the subject property.

Long Eaton is well served by its communication links, including the A52 which provides direct access to Nottingham and Junction 25 of the M1 Motorway being within 2 miles to the north west of the subject property.

A number of high street retailers include Boots, Argos to name a few, with the subject property directly opposite Nat West Bank and the main Post Office.

DESCRIPTION

The property comprises a linked-detached two storey traditional brick built property beneath a pitched slate roof.

The property does benefit from an attic conversion providing two storage rooms.

The property has been extended to the rear providing the single storey brick extension beneath a mono-pitched slate roof, with the rear elevation backing onto St Lawrence's Church.

ACCOMMODATION

Measured on a net internal area basis:

	<u>sq m</u>	<u>sq ft</u>
<u>Retail</u>		
Total Sales Area	101.03	1,088
• ITZA	81.23	875
• Office	6.50	70
• Store	12.91	139
• Kitchen	2.93	32
• WC	1.39	15
Total Ground Floor Accommodation	124.76	1,344
<u>First Floor</u>		
• Retail	64.00	688
• Office	9.53	103
Total First Floor Accommodation	73.53	791

Second Floor

• Store	21.26	229
Total Accommodation	219.55	2,364

RATING ASSESSMENT

The property is assessed for rating purposes as follows.

2005 Rateable Value	£20,500
---------------------	---------

However, we would suggest that any potential occupier satisfies themselves of the current Rateable Value and the amount payable.

Further enquiries regarding rates payable should be addressed to Erewash Borough Council, Long Eaton Town Hall, Derby Road, Long Eaton, Derbyshire, NG10 1HU, Tel: 0845 907 2244.

TOWN PLANNING

The property has the benefit of planning permission for its present use within the Town and Country Planning (Use Classes) Order of 1987, as a retail unit. Further enquiries regarding its use should be addressed to Erewash Borough Council, Long Eaton Town Hall, Derby Road, Long Eaton, Derbyshire, NG10 1HU, Tel: 0845 907 2244.

PRICE

Offers are invited at a guide price of **£300,000 (Three Hundred Thousand Pounds)** for the benefit of the freehold interest with Vacant Possession.

The property is also available by way of a new lease for a term of years to be agreed at a commencing rent of **£24,000 (Twenty Four Thousand Pounds)** per annum exclusive of rates on an effectively full repairing and insuring basis.

VALUE ADDED TAX (VAT)

Prices are currently exclusive of VAT, which would not be payable in this instant.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by appointment only through the sole agents:

**Musson Liggins
30 Clarendon Street
Nottingham
NG1 5HQ**

**Tel: 0115 941 5241
Fax: 0115 950 0946**

**Please ask for Graham Parkinson
e-mail: gsp@mussonliggins.co.uk**

or

**Thomas Sztejer
e-mail: tgs@mussonliggnis.co.uk**

**ML/GSP/263
(prepared on 2 December 2008)**

SUBJECT TO CONTRACT

PROPERTY MISDESCRIPTIONS ACT 1991 NOTICE

Musson Liggins Limited, for themselves and the Vendors or the Lessors of the property whose Agents they are, give notice that:

i) The particulars are set out as a general outline only for the guidance of Intending Purchasers or Lessees and do not constitute, nor constitute part of, any offer or Contract.

ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given in good faith and without responsibility and are believed to be correct, but Intending Purchasers or Tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

iii) No person in the employment of Musson Liggins Limited has any authority to make or give any representation or Warranty whatever in relation to this property.

All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following:

1 All dimensions, distances and floor areas are approximate and for guidance purposes only.

2 Information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by Solicitors.

3 Information as to Rating matters and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to verify this information in writing prior to entering into any commitment to purchase or lease.

4 All plans supplied by the Agents are provided solely to assist in the identification of the property.

5 All figures quoted are exclusive of VAT unless expressly stated to the contrary. All interested parties are strongly recommended to satisfy themselves as to the position on VAT by independent written enquiry.

6 All information on the availability of mains services is based on information supplied by the Vendor/Lessor. All other statements regarding service installations do not warrant the condition or serviceability of the installations referred to.

All statements contained in these particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note that all distances and floor areas are approximate and are given for guidance purposes only and information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Lessees are recommended to have this information verified by their Solicitor and Chartered Surveyor.