

# MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

· PROPERTY ·

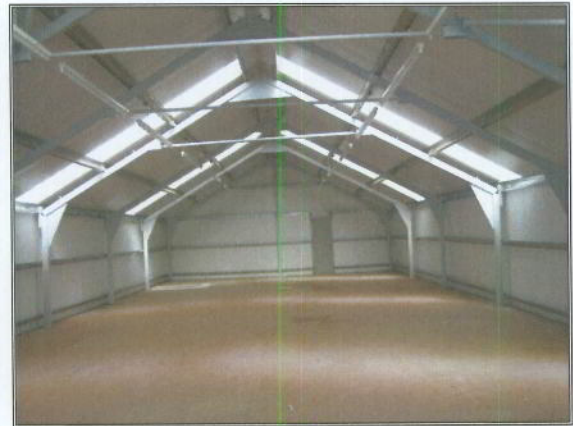
30 Clarendon Street  
Nottingham  
NG1 5HQ  
Tel: 0115 941 5241  
Fax: 0115 950 0946

· PARTICULARS ·

## TO LET

### WORKSHOP ACCOMMODATION WITH FORECOURT LOADING

**218.19 SQ M (2,348 SQ FT)**



**THE GARAGE  
BARTON ROAD  
LONG EATON  
NOTTINGHAM  
NG10 2FN**

## LOCATION

The subject property is situated to the north side of Barton Road, part of the Meadow Lane Industrial Estate. This area is established for commercial occupation with elements of residential within close proximity.

Long Eaton town centre is located within half a mile to the north west of the subject property where links are available with the A6005, Nottingham Road, linking with Nottingham approximately 12 miles distant to the north east with access being available to Junction 25 of the M1 motorway located approximately 2 miles to the north west of the subject property.

## DESCRIPTION

The property is of a typical steel portal frame construction and has been refurbished to include PVC coated metal sheet and insulated elevations with a pitched roof of the same with a block and brick front elevation incorporating a personal access door/roller shutter door.

The eaves height of the property is approximately 2.5m and includes kitchen and WC accommodation.

The property incorporates single and three phase electricity and gas is supplied to the property.

There is a forecourt for parking and loading purposes.

## ACCOMMODATION

We would confirm that the property has been measured in accordance with the current Code of Measuring Practice of the Royal Institution of Chartered Surveyors.

We would confirm the gross internal floor areas as follows:

|                    |                    |
|--------------------|--------------------|
| <b>218.19 sq m</b> | <b>2,348 sq ft</b> |
|--------------------|--------------------|

## SERVICES

We understand that all services are connected to the property, including gas, electricity, mains water and drainage.

## BUSINESS RATES

We have made verbal enquiries of Erewash Borough Council's Rating Department and the subject property is assessed as follows:

|                     |        |
|---------------------|--------|
| 2005 Rateable Value | £3,850 |
|---------------------|--------|

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

## PLANNING

The premises have consent to be used for business purposes in accordance with Class B1 and B8 of the Town & Country Planning (Use Classes) Order of 1987. However, it is advised that prospective Tenants make their own enquiries with Erewash Borough Council's Planning Department, Town Hall, Derby Road, Long Eaton, NG10 1HU, telephone 0845 907 2244 to establish whether a change of use is required for their purpose.

## TERMS

The premises are immediately available by way of a new lease at a commencing rental of **£10,000 (Ten Thousand Pounds)** per annum exclusive.

## LEGAL COSTS

The ingoing tenant will be responsible for all parties reasonable legal costs incurred in connection with this transaction whether it proceeds to finality or not.

## 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 David Bladen**

**E-mail: [dcb@mussonliggins.co.uk](mailto:dcb@mussonliggins.co.uk)**

**ML/DCB/270  
(prepared on 23 March 2009)**

**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.