



18 High Street
Long Eaton
Nottingham
NG10 1LL

£150,000
GUIDE PRICE

HIGH STREET RETAIL PREMISES

120.46 m² (1,297 ft²)

Approximate Net Internal Area

FOR SALE

FEATURES INCLUDE:

SUITABLE FOR ALTERNATIVE USE/REDEVELOPMENT (STP) | PARKING TO THE REAR |

Location

The subject property has a frontage to High Street within Long Eaton and is situated in the main pedestrianised retail area of Long Eaton Town Centre.

High Street includes multiple retail occupiers such as Boots, Superdrug, Ladbroke's, W H Smith and Betfred.

Long Eaton is a market town which links to junction 25 of the M1 motorway, located on its north-western border with 1.5 miles of the subject property at its junction with the A52 which provides direct access to Nottingham and Derby City Centers.

Long Eaton also benefits from a train station which is on the Midland Mainline with services to London St Pancras.

Description

The property comprises an end terrace retail unit with first floor offices and associated WC and kitchenette facilities.

The property further benefits from a large parking and loading area to the rear, accessed via Browns Road.

The premises could be suitable for alternative use/redevelopment subject to the relevant planning consents being obtained from the Local Authority.



Accommodation

Ground Floor:	57.42 m ² / 618 ft ²
First Floor:	63.04 m ² / 679 ft ²
Total:	120.46 m² / 1,297 ft²

APPROXIMATE NET INTERNAL AREAS

Plan View

Map View

Planning

We understand that the property has Planning Consent for its existing use.

For further information on planning and use, please contact Erewash Borough Council's Planning Control Department, telephone 0115 907 2244.

Business Rates

Rateable Value £15,000

This is not the amount you will pay. For further information on rates payable please contact Erewash Borough Council on 0115 907 2244.

Guide Price

£150,000

Tenure

The property is available for sale on a Freehold basis with the benefit of vacant possession.

Energy Performance Rating

Copies of the Energy Performance Certificates are available upon request.

VAT

Prices are quoted exclusive of Value Added Tax (VAT) which may apply.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Services

We understand that mains gas, electricity and water are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

Viewing

Strictly by prior appointment through the Sole Agents, Musson Liggins.