

Prominent retail warehouse in Long Eaton

Ground Floor Sales
461.20m² (4,964ft²)

- Close proximity to Long Eaton Green with new McDonald's development
- Nearby occupiers include ASDA and Tesco Superstores, Aldi and McDonald's
- Excellent visibility fronting pedestrian zone of Long Eaton's High Street
- Service yard at the rear for loading and delivery
- Rent - £44,000 per annum exclusive



TO LET



Location



Gallery



Contact



Location

Long Eaton has a resident population of 44,000 and a district catchment of 106,000. The premises are located on Eaton Court, fronting Main Street with the town's main pedestrianised section being directly opposite. The property is well located nearby Long Eaton Green, home to supermarkets for ASDA and Tesco alongside recently opened Poundland.

There has been further developments in the vicinity, including a McDonald's Drive Thru and restaurant located in the Tesco superstore car park increasing traffic flow.

The Property

The subject property is a mid-terrace retail warehouse with substantial prominent glazed frontage to the ground floor, fully secured by internal roller shutter electric doors. The ground floor consists of a sales area with a suspended ceiling and recessed lighting, with ancillary storage to the rear coupled with staff welfare facilities, break out space and a series of private meeting rooms and offices.

The first floor consists of storage facilities with lift access to the rear for delivery and loading.

EPC

The property has an EPC rating of 84 falling within Band D.





Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground floor sales	461.20	4,964
Ground floor stores	120	1,292
First floor warehouse	543.60	5,851
Total	1,124.80	12,107

(These measurements are given for information purposes only.)

Lease Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:-

£44,000 per annum
(Forty Four Thousand Pounds)

VAT

The property is elected for VAT.

Planning

The property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre and gym. This information is for guidance only and all parties should check themselves with the local planning authority.



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises

Rateable Value (2023): £66,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

Legal Costs

Each party will bear their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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