

## Prime retail unit in Long Eaton town centre

Ground Floor Sales  
113.02m<sup>2</sup> (1,217ft<sup>2</sup>)

- Prominent return frontage retail unit
- Fashion fitted
- Nearby occupiers include B&M Bargains, Specsavers, Greggs, Holland & Barrett and Boots
- Rent £17,500 per annum



**TO LET**



Location



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## Location

Long Eaton is a market town within Nottinghamshire, situated some 9 miles south west of Nottingham city centre and 10 miles east of Derby.

Long Eaton has a resident population of 44,000 persons and a district population of 106,000 persons.

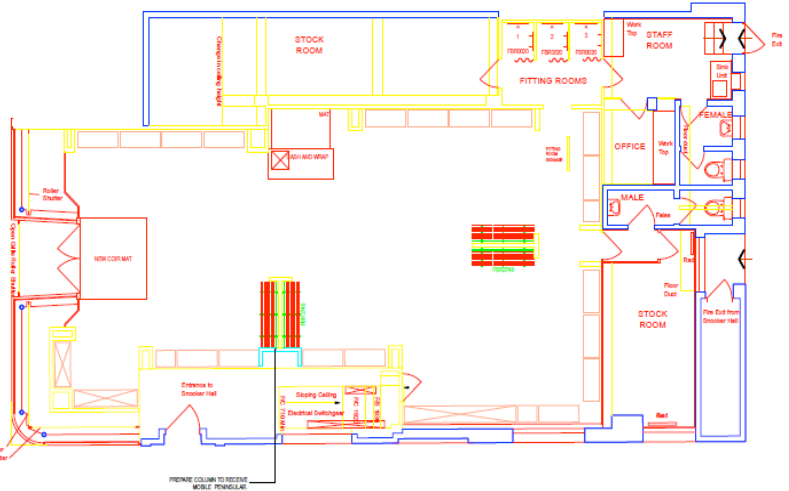
The property benefits from an attractive period frontage onto the High Street which is the prime retail pitch of the town, further benefiting from pedestrianisation and being within close proximity to the Market Place.

Nearby occupiers include B & M Bargains, Greggs, Holland & Barrett, Peacocks and Ryman Stationery.

## Accommodation

The property provides the following accommodation:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	113.02	1,217
Ground Floor Stores	42.65	459
Ground Floor Staff Room	7.99	86
<b>Total</b>	<b>163.69</b>	<b>1,762</b>





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## Lease Terms

The property is available on a new lease for a term of years to be agreed.

## Rent

The property is available at a rent of:

**£17,500 per annum**

## Planning

The property is categorised as **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, creche and gym.

## Business Rates

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

Rateable Value (2023):           £24,250

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.

## EPC

The property has an EPC rating of D – 85.



Location

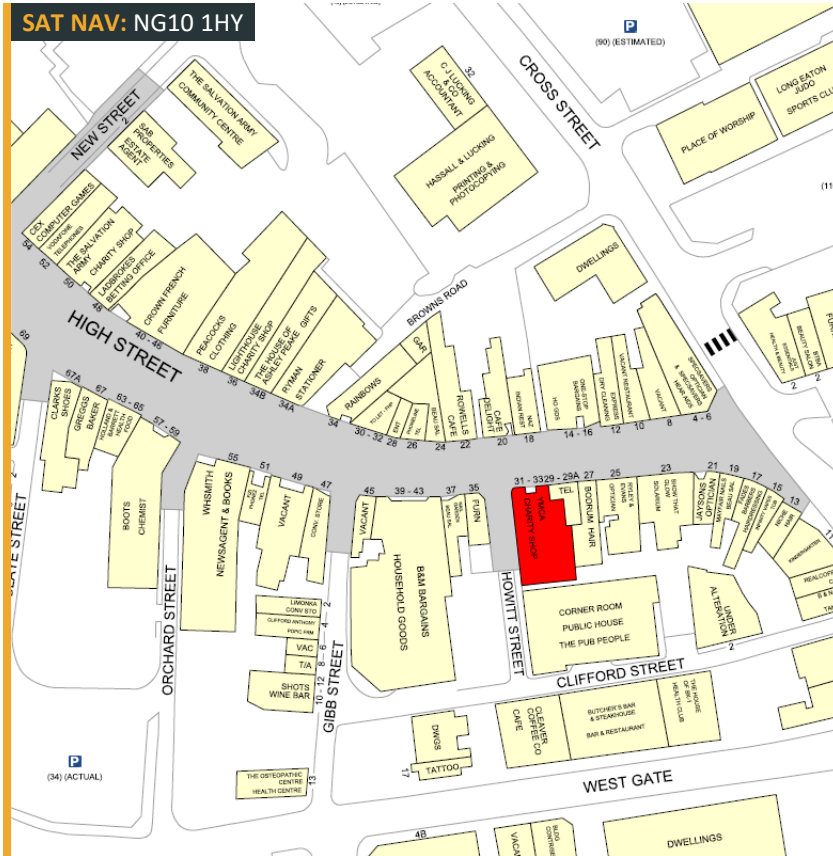


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**SAT NAV: NG10 1HY**



## VAT

VAT is applicable at the prevailing rate.

## Service Charge

A service charge is applicable towards communal maintenance of the building, more details on request.

## Legal Costs

Each party are to 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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