

55 High Street | Long Eaton | Nottingham | NG10 1HZ

Prominently positioned retail premises in Long Eaton Town Centre

Ground Floor Sales
389.37m² (4,191ft²)

- Substantial ground floor sales area
- Centrally located on Long Eaton's prime pitch
- Nearby occupiers include Specsavers, Boots, Holland & Barrett and B&M Bargains
- Close proximity to town's principal car park
- Quoting rent £25,000 per annum



TO LET



Location



Gallery



Contact



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 is centrally located on the pedestrianised prime pitch of High Street surrounded by a plethora of household names including Boots, B & M Bargains, Holland & Barrett and Peacocks.

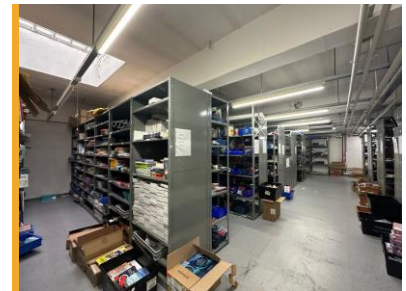
The Property

The subject premises is on a substantial semi detached retail premises of traditional brick construction with a flat roof and substantial glazed frontage to the ground floor. Internally, the property is largely open plan, with a substantial regularly configured net sales area, fitted with a suspended ceiling with inset strip tube lighting alongside carpet tiled flooring.

To the rear is a goods lift (500KG limit) leading up to the first floor consisting of further storage alongside a series of private meeting rooms, a conference room and staff welfare facilities.

EPC

Available upon request.





Accommodation

The property provides the following accommodation:

Floor	m ²	ft ²
Ground Floor Sales	389.37	4,191
Ground Floor ITZA	138.89	1,495
Ground Floor Ancillary	20.26	218
First Floor Ancillary	393.07	4,231
Total	802.70	8,640

This information is for guidance only.

Lease Terms

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

Rent

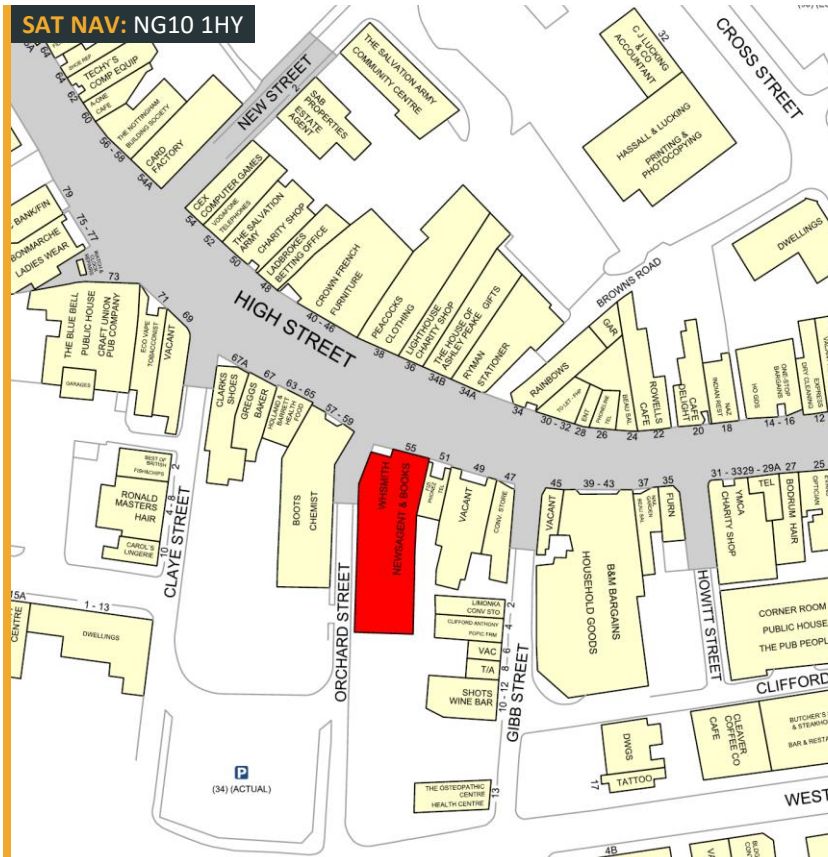
The property is available at a rent of:

£25,000 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. This information is for guidance only and all parties should check themselves with the local planning authority.

SAT NAV: NG10 1HY



Business Rates

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

Rateable Value (2023): £50,500

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.

VAT

VAT is applicable at the prevailing rate.

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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