



8 Market Place
Long Eaton
Nottingham
NG10 1LS

£14,000
per annum exclusive

NEWLY REFURBISHED RETAIL PREMISES

56.39 m² (607 ft²)

Approximate Net Internal Floor Area

TO LET

FEATURES INCLUDE...

PROMINENT RETAIL POSITION | TOWN CENTRE LOCATION | RECENTLY REFURBISHED | READY FOR TENANT FIT OUT

Location

The premises are situated in a prominent position on Market Place Long Eaton (B6540) ideally situated close to the A52 and M1 motorway and having easy access to Derby and Nottingham.

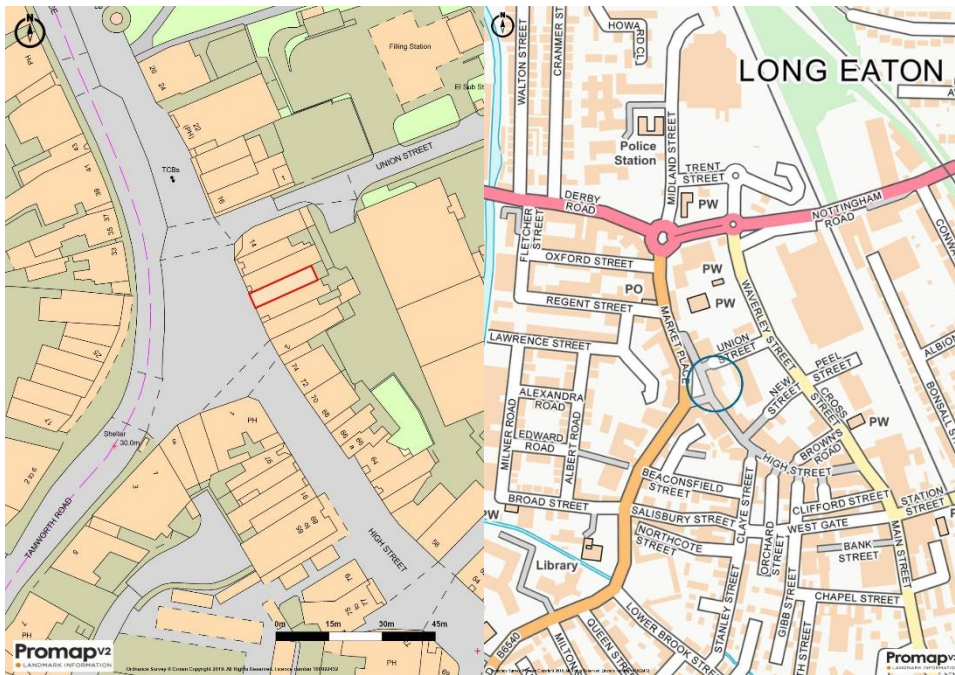
Surrounding retailers include William Hill, Game, Boots Frank Innes Estate Agent, and costa coffee.

Description

The property comprises of a secure ground floor retail unit with glass frontage to the front elevation.

Internally the unit has been fully refurbished including painted plastered walls and carpeting.

The premises are ready to receive tenant fit out, making this an ideal opportunity to create a premises for the occupier's specific requirements.



Map View

Plan View

Accommodation

Ground Floor 56.39 m²
607 ft²

Approximate Net Internal Floor Area

Planning

It is the incoming tenant's responsibility to ensure their intended use complies with planning regulations

Interested parties should contact Erewash Borough Council on 0115 907 2244

Business Rates

2017 Rateable Value £13,000

Rates Payable 2019/20 £6,552

Rent

£14,000 (Fourteen Thousand Pounds) per annum exclusive.

Terms

The unit is available by way of a new IRI lease for a term of years to be agreed.

VAT

Unless stated all prices are quoted exclusive of VAT.

Legal Costs

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

Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

EPC Rating: C (64)

Services

We understand that mains electricity, water and drainage 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 letting agents, Musson Liggins.