
22 High Street

Long Eaton | Nottingham | NG10 1LL

Prime pitch retail unit in Long Eaton Town Centre available To Let or For Sale

Ground Floor Sales 118.62m² (1,277ft²)



- Prominent frontage onto the pedestrianised High Street
- Nearby occupiers include national multiple retailers; WH Smith, Holland & Barrett, B & M Bargains and New Look
- Ground floor retail unit available to let: £20,000 per annum – incentives available
- Freehold – offers over £210,000



To Let/For Sale



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, Boots, Burton Menswear, WH Smith, New Look, Holland & Barrett and Ryman Stationery.

The Property

The property comprises of an open plan ground floor retail unit available to let, alternatively the freehold purchase of the whole property is available which would include a three bedroom apartment to the first floor. There is parking for up to 5 cars to the rear of the property.

Accommodation

The retail premises provide the following approximate accommodation:-

Description	m ²	ft ²
Ground Floor Sales	118.62	1,277
Ground Floor Anc	4.14	45
Total	122.76	1,322

Ground Floor Sales 118.62m² (1,277ft²)



Lease

The ground floor retail premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a rent of:

**£20,000 per annum
(incentives available)**

Freehold Sale

The freehold is available which includes a separately accessed, self contained apartment to the first floor which comprises of hallway, three double bedrooms, lounge, kitchen, bathroom and separate WC. We understand that the apartment measures approximately:-

101.54m² (1,093ft²)

For the freehold, offers are invited over:-

£210,000

The freehold would be sold with vacant possession.

Business Rates

We are verbally advised by Erewash Borough Council's Business Rates Department that the premises are assessed as follows:

Rateable Value 2017: £22,000

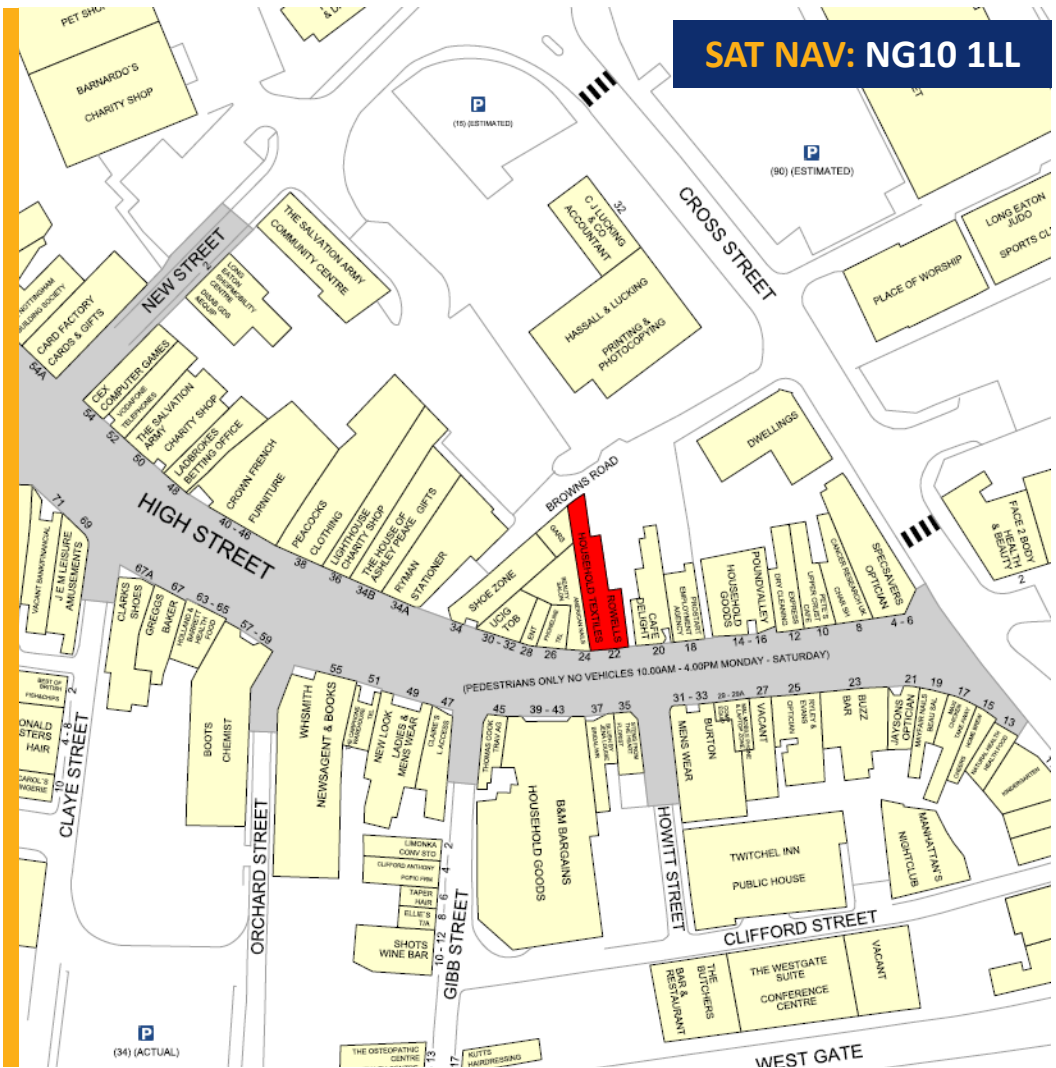
The current UBR is 48.0p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

Planning

The property currently has planning for:

A1 (retail)

This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Erewash Borough Council.



For further information or to arrange to view please contact:

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