



**Mohan Business Centre, Tamworth Road, Long Eaton, Nottingham, Derbyshire  
NG10 1BE**

## **Multi Tenanted Investment**

- ▶ **Fully let, producing c£147,000 p.a.**
- ▶ **32 lettable rooms extending 19,217 sq ft (1785.3 sq m)**
- ▶ **Alternative use potential STP**
- ▶ **In 1.42 acres with excellent onsite parking**

For enquiries and viewings please contact:



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## Location

Long Eaton is a busy market town situated approximately 8 miles to the West of Nottingham and 9 miles to the East of Derby.

The property is situated a short walk (c0.5 miles) south of the town centre on Tamworth Road (B6540), a main arterial route through Long Eaton. Surrounding occupiers include the Town Library, Fire Station and residential housing interspersed with retail.

The town benefits from excellent road and commuter links being situated c3 miles south of J25 of the M1 Motorway. Long Eaton train station is located approximately 1 mile south west.

## Description

This detached, Grade II listed former school is believed to have been constructed c1911. Elevations are redbrick and beneath a multi pitched slate clad roof.

The building has been converted and now functions as a business centre with 32 lettable rooms over two floors. The offices are generally finished with strip lighting, gas central heating and good distribution of power and data. Ample shared kitchen and WC facilities are provided.

The property is situated in a well appointed site extending c1.42 acres, a large proportion of which is surfaced, providing excellent parking facilities (approx. 70 spaces).

## Accommodation

	Sq M	Sq Ft
Ground Floor West	287.6	3,096
Ground Floor East	666.3	7,172
First Floor West	420.3	4,524
First Floor East	411.1	4,425
<b>Total</b>	<b>1,785.3</b>	<b>19,217</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

## Services

We understand all mains services are connected to the property.

## Planning

The premises benefit from B1 (Business) consent.

## Tenure

The property is fully let and available to buy freehold subject the various tenancies. These produce an annual income of £147,500 per annum which is inclusive of building running costs i.e repairs, utilities and building insurance. Occupiers are responsible for their own Business Rates.

## Business Rates

Each office suite within the property is separately assessed for rating purposes.

## Price

Offers in the region of £1,300,000 are invited.

## VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

## Legal Costs

Each party is to bear their own legal costs incurred.

## EPC

The premises has an EPC assessment of: E (104)

## Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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