



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 faculties 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  |
| Total             | 1,785.3 | 19,217 |

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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