

UNIT 2, HIGH STREET, LONG EATON, NOTTINGHAM, NG10 1GH

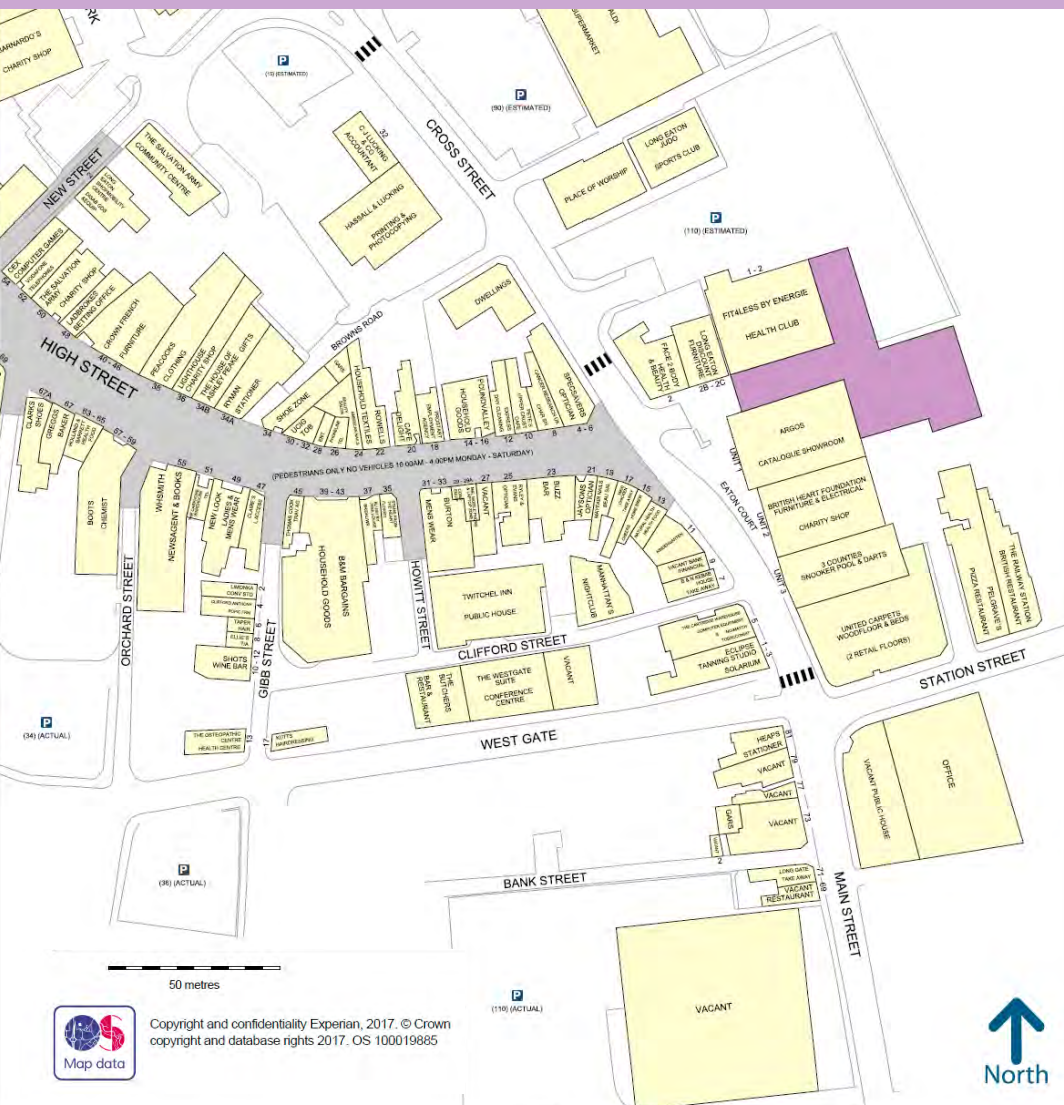
sp_ACE



11,025 sqft Retail Warehouse to Let
adjoining existing Fit4 Less/ Energie Gym

UNIT 2, HIGH STREET, LONG EATON, NOTTINGHAM, NG10 1GH

sp_{ACE}



DISCLAIMER

1. Whilst every care is taken in the preparation of these particulars Space RPC Limited and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and employees of the Agent's firm have no authority to make any representation or warranty in relation to the property.
2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

UNIT 2, HIGH STREET, LONG EATON, NOTTINGHAM, NG10 1GH

LOCATION

Long Eaton is situated 9 miles south west of Nottingham and 10 miles east of Derby. Junction 25 of the M1 motorway is 2 miles away.

The prime retail offer is along the pedestrianised section of the High Street, the end of which is opposite the entrance to the store. The store is situated at the junction of Cross Street, Main Street and High Street, adjacent to what is known as Eaton Court. Large shop units within Eaton Court include Argos, British Heart Foundation Furniture, Riley's Snooker Club and United Carpets and Beds.

The property has a small frontage to the main shopping area and benefits from a second entrance from the adjacent 110 space car park.

The nearby Cross Street Retail Park occupiers are Farm Foods, Just 4 Pets, Barnardo's and a KFC drive-thru. Also along Cross Street is an Aldi food store and a 115,000 sq ft Tesco Extra.

DESCRIPTION

The premises comprise a single-storey retail warehouse building with brick elevations to half height with cladding above to the flat roof. A surface car park with approximately 110 spaces is to the side of the property and provides a second access to the store. The service area is to the rear of Eaton Court off Station Road.

ACCOMMODATION

The premises offer the following approximate areas:

Ground Floor	1,024 sqm	11,025 sqft
---------------------	------------------	--------------------

TENURE

The property is available with vacant possession on a leasehold basis. Rent and lease terms upon negotiation.

PLANNING

The property benefits from open A1 planning consent and may be suitable for alternative uses. Interested parties should contact Erewash Borough Council for further planning guidance.

RENT

Quoting rent upon request.

RATES

Rateable Value £36,000

Enquiries as to rates payable should be made with the local rating authority Erewash Borough Council.

EPC

An Energy Performance Certificate is available upon Request.

PLANS

Detailed plans are available on request.

VIEWING

Viewing strictly by prior appointment with the sole agents:

Susan Harrison
0345 900 3909 / 07850 586581
susan.harrison@space-rpc.com

August 2018

SUBJECT TO CONTRACT

For more information on further properties:
www.space-rpc.com