



Retail Unit To Let

34 High Street

Long Eaton, Nottingham, NG10 1LL

Retail TO LET

1,170 to 3,226 sq ft

(108.70 to 299.71 sq m)

- Open Plan
- First & Second Floor Storage
- Corner Pitch

34 High Street, Long Eaton, Nottingham, NG10 1LL

Summary

Available Size	1,170 to 3,226 sq ft
Rent	£23,000 per annum
Rates Payable	£7,859.25 per annum
Rateable Value	£15,750
EPC Rating	Upon Enquiry

Description

The property is split over three floors, with the main sales and retail area located on a well proportioned, open plan ground floor, with additional storage, office and kitchen facilities to the rear of the property. Access to the first and second floor is from the rear of the ground floor, and provides storage and ancillary space across both floors. Alternative uses may be possible, subject to planning permission.

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 town benefits from excellent road connections, with the A52 providing quick access to junction 25 of the M1 Motorway, and a journey time of just 20 minutes into central Nottingham. There are also number of local bus services providing quick and reliable connections into the surrounding area. Long Eaton also benefits from a national rail station, with a journey time of just 14 minutes into Nottingham.

The property occupies a prominent position on the High Street, which is the main shopping street within the town and benefits from a range of multiple national retailers including Boots, B&M Bargains, Ryman, WHSmith, Peacocks and many more, including a wide range of independent operators. There is also a local market run every Wednesday, Friday & Saturday.

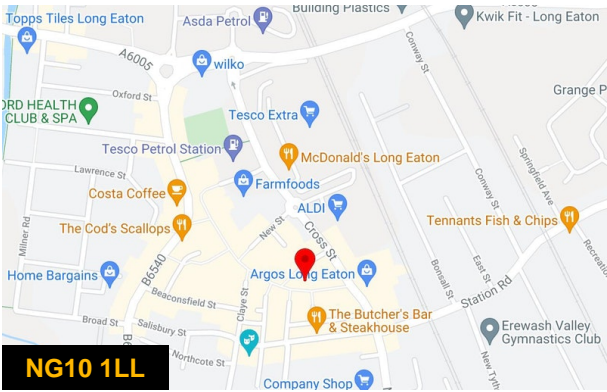
Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground	1,170	108.70	Available
1st	972	90.30	Available
2nd	1,084	100.71	Available
Total	3,226	299.71	

Terms

Available by way of a new lease on terms to be agreed.



Viewing & Further Information



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