



69 High Street
Long Eaton, Nottingham NG10 1JB
£1,000 PCM

A PROMINENT GROUND FLOOR HIGH STREET RETAIL UNIT
TO LET

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An opportunity has arisen to let a prominent ground floor high street retail unit within the centre of Long Eaton.

Formerly, and for many years, an amusement arcade, this highly visible corner unit is ideal for a range of businesses looking for high pedestrian footfall.

The unit offers a straight forward and easy to adapt open space offering approximately 86sqm of retail and useable space with a staff kitchen and WC facility.

The property is in a prime position within a pedestrian precinct of Long Eaton High Street. Long Eaton is a busy market town with a resident population of approximately 44,000. The High Street benefits from a good footfall and houses a range of national and independent retailers and service providers. Long Eaton is also home to Tesco Extra and Asda superstores.

The property benefits from an electric security roller shutter door to the front, has an integrated ADT security alarm and there is a useful loft storage area accessed via a pulldown ladder.

Available immediately on a new exclusive lease - terms to be negotiated.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.