



7 Derby Road | Long Eaton | Nottingham | NG10 1LU

Recently refurbished single storey shop in prominent, popular main road location facing Long Eaton Green. Internal frontage of 3m, large window display areas, total depth including rear office & kitchen of 12.66m. Existing A1 Retail – change of use possible. £500.00 Deposit. Available immediately.

Rent £500 pcm

Viewing Arrangements

Strictly by appointment

Contact Details

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NG10 1LU

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Location	The shop is in a prominent and very popular main road location facing Long Eaton Green, opposite the Town Hall.
Description	Recently refurbished throughout single storey shop, with good frontage of approximately 3m internally, large window display areas, and total depth including rear office and kitchen of 12.66m
Accommodation	Internal frontage of approximately 3m with maximum internal depth 12.66m approx. The shop has a new aluminium shop front, newly carpeted and recently decorated. There are large window display areas and many double power points with excellent natural and artificial light available. To the rear is a store with kitchen area, stainless steel sink and drainer unit, hot water heater, and back door to outside. Rear yard with access to a small outside store and outside toilet.
Services	We understand that mains electricity, water and drainage are available and connected to the property. None of the services or appliances (if any) or heating installations, plumbing or electrical systems have been tested by the marketing agents unless otherwise stated, but are believed to be in good working condition.
Terms	The shop is available to let on a new lease for a term of 3 years without rent review, with the tenant being responsible for all internal repairs and the landlord for external repairs. The tenant will be responsible for the payment of the annual insurance premium which is around £200 and the rent on a monthly in advance basis.
Rates	We understand verbally from Erewash Borough Council that the shop premises have a Rateable Value of £ 4700.00. Most smaller businesses will be exempt from business rates and prospective tenants should contact the council for further information.
VAT	We understand that the landlord is not VAT registered and therefore there is no VAT chargeable in addition to the rent. We do not expect this position to change.
Legal Costs	The ingoing tenant will be responsible for the landlord's costs in preparing the Lease which are fixed in the sum of £250 plus VAT. This fee is payable on completion of the tenancy application.
Viewing	Available immediately, viewing through the agents Wallace Jones on 0115 9468946 or by e-mailing michael.glover@wallacejones.co.uk
Parking	No

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.