

The Embassy

1 Lawrence Street

Lambert
Smith
Hampton



FREEHOLD FOR SALE WITH VACANT POSSESSION

COMPRISING FIVE SELF CONTAINED COMMERCIAL E CLASS UNITS

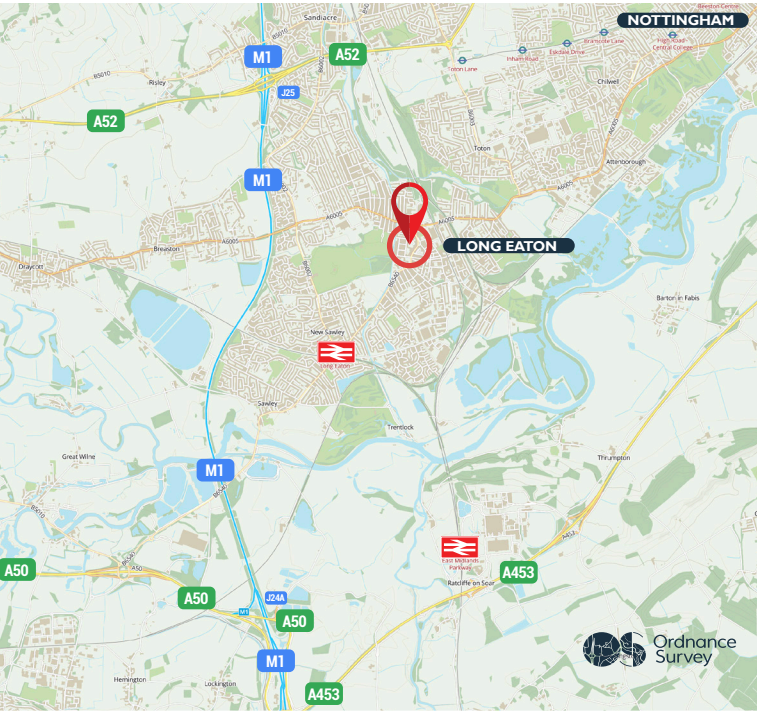
NIA 4,039 sq ft (374 m2)

| Long Eaton | Nottingham | NG10 1JY |

Summary

- ✓ Five self-contained commercial units (four ground floor and one first floor)
- ✓ Total NIA of approximately 4,030 sq ft (374 m²)
- ✓ Site area of approximately 0.14 acres (0.06 ha)
- ✓ Situated within close proximity of Long Eaton town centre adjacent to main car park
- ✓ Suitable for a variety of alternative uses including retail, office and leisure
- ✓ Potential for conversion to residential (stp)
- ✓ Freehold with vacant possession upon completion





Location

Long Eaton is a town situated approximately 7 miles (11 km) south-west of Nottingham and 8.5 miles (13.7 km) south-east of Derby. At the 2021 Census the town had a population of 37,817.

The town benefits from excellent transport links. The main road through the town forms part of the A6005. Junction 25 of the M1 motorway is on its north-western border. Long Eaton railway station is sited on the Midland Main Line and is served by East Midlands Railway and CrossCountry. Bus services connect the town with Nottingham, Beeston, Stapleford, Sandiacre, Derby, East Midlands Airport and Coalville.

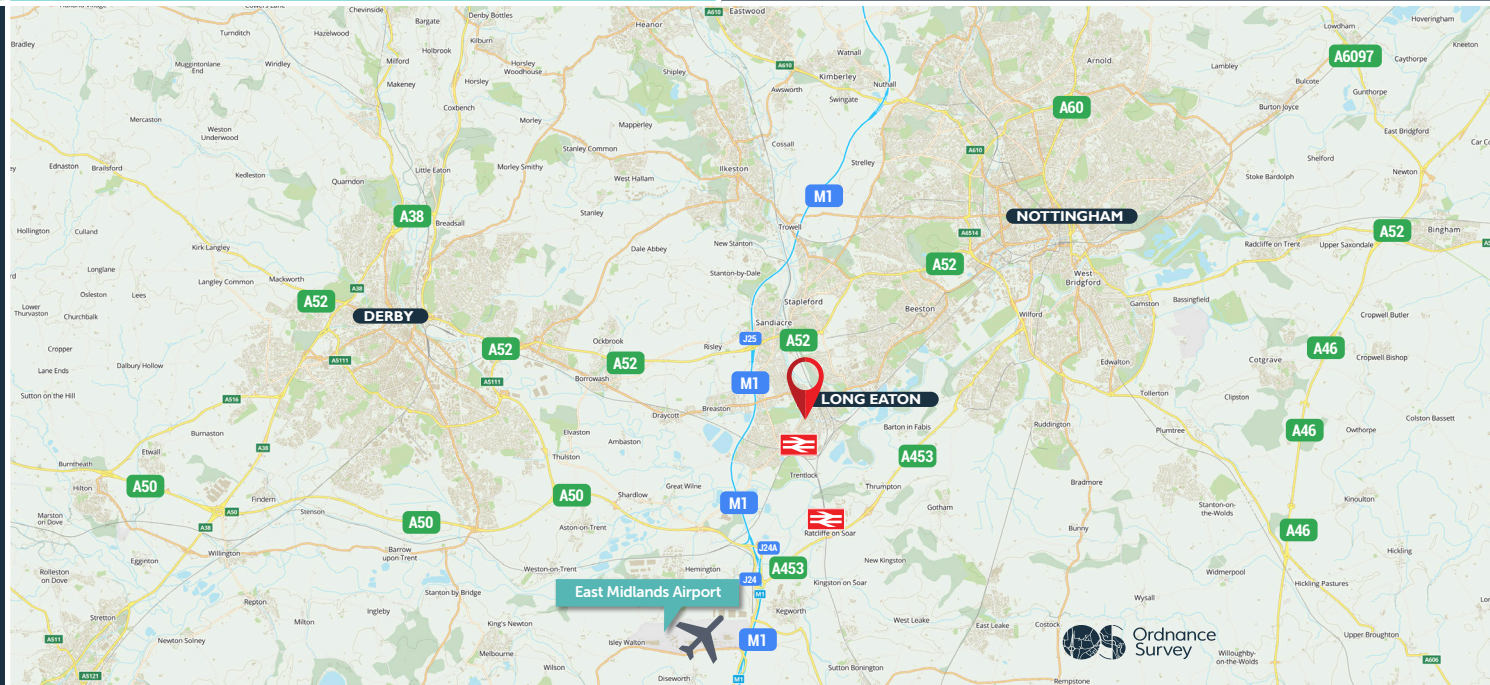
Situation

The Embassy is situated on the southern side of Lawrence Street at the corner of its junction with Albert Road adjacent to the local authority run Lawrence Street car park (156 spaces).



Communications

- 🚆 Long Eaton Railway Station – 1.3 mile
- 🚆 Nottingham Railway Station – 8 mile
- 🚗 A52 (Derby) – 10.5 miles
- ✈️ East Midlands Airport – 9 miles
- 🚗 M1 (J25 North) – 2.5 miles
- 🚗 M1 (J24 South) – 5.8 miles

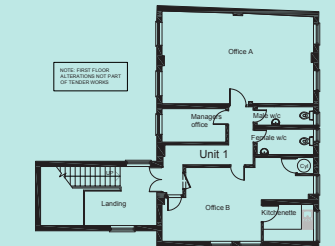
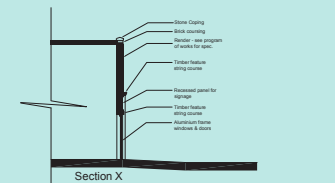
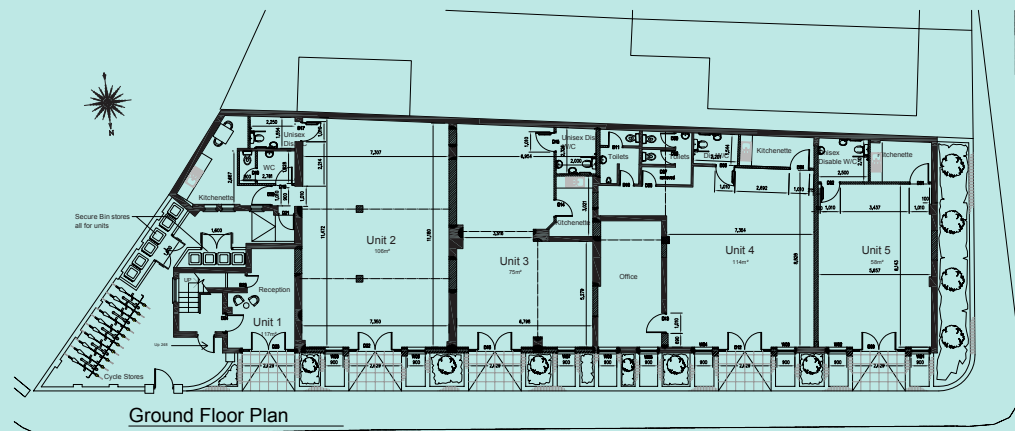
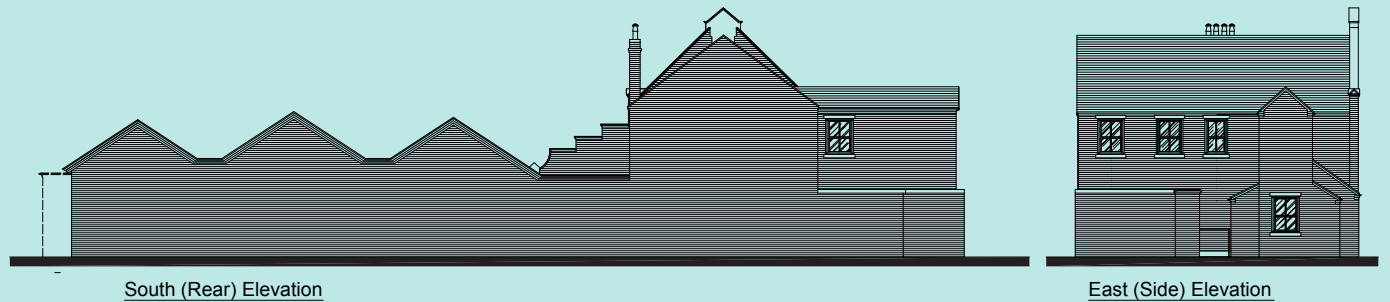
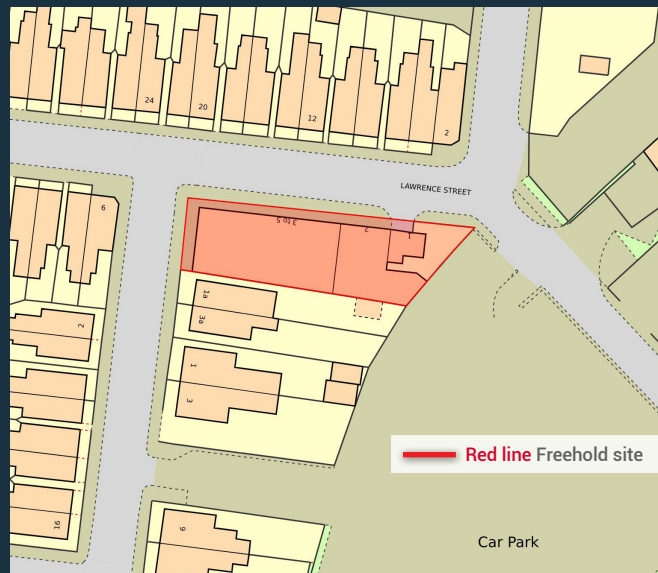


Description

- ✓ The property comprises a building constructed in 1914 of solid brickwork under a pitched roof with a later extension constructed of cavity brickwork beneath a flat roof together with a small courtyard.
- ✓ Formerly a social club, the property was converted to provide five self-contained commercial units, four ground floor and one first floor with ground floor entrance, circa 15 years ago.

Site Area

Approximately 0.137 acres (0.056 ha).



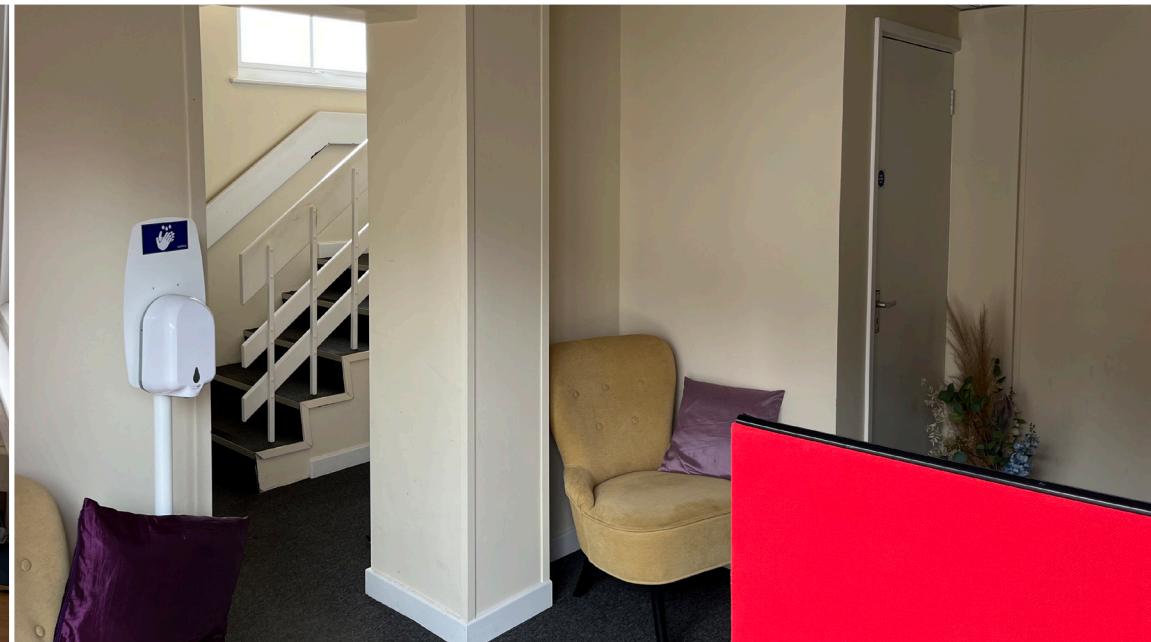
Floor Plans and Elevations



Accommodation

The property provides the following approximate Net Internal Areas:

Unit	Floor	sq ft	m2
1	Ground	154	14.30
	First	689	64.02
	TOTAL	843	78.32
2	Ground	1,005	93.33
3	Ground	637	59.18
4	Ground	985	91.54
5	Ground	560	52.07
TOTAL		4,030	374.44



Planning

The site is located within the administrative area of **Erewash Borough Council**.

The current use of the property as financial & professional services falls within **Class E** of the Town & Country Planning (Use Classes) Order 1987 (as amended). **Other permitted uses within Class E include retail, restaurants/cafés, offices, light industrial, health/medical, creches/nurseries and indoor sports/recreation.**

Alongside not needing planning permission to change between the above uses, Class E benefits from a permitted development right for conversion under Class MA to residential. In this case, Prior Approval must be sought from the Council.

Rateable Values

(effective 1 April 2023)

Unit 1 – £6,600

Unit 2 – £7,900

Unit 3 – £5,000

Units 4-5 – £10,750

Services

We understand that the property is currently connected to all mains services.



EPC

D (96). Certificate Reference Number: 3945-9006-2834-4749-4903.

Tenure

Freehold (Title Number DY261341) with **vacant possession** upon completion.

VAT

Applicable to the sale price at the prevailing rate.

Guide Price

Offers in excess of **£395,000 (three hundred and ninety-five thousand pounds)**.

Viewing and Further Information

Strictly by prior appointment with the sole agents, please contact:

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