

TO LET

38 High Street, Long Eaton
Nottingham NG10 1HY

SUBJECT TO VACANT POSSESSION



LOCATION

Long Eaton has a resident population of 44,000 and district catchment of 106,000. The premises are located in a prime position on the pedestrianised Long Eaton High Street.

The High Street still benefits from a good footfall and houses a range of national, regional and independent tenants including **Boots**, **WH Smith**, **Card Factory** and **B&M Bargains**.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor Sales:	133.87 sq. m	1,441 sq. ft
Ground Floor Store:	10.49 sq. m	113 sq. ft
First Floor:	94.48 sq. m	1,017 sq. ft
Second Floor:	46.68 sq. m	524 sq. ft

There are up to 5 parking spaces available by separate negotiation.

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

A copy of the EPC is available upon request.

RENT

£25,000 per annum exclusive of rates, service charge and VAT.

RATEABLE VALUE

Rateable Value - **£32,250**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Sole Retained Agents.

SUBJECT TO CONTRACT

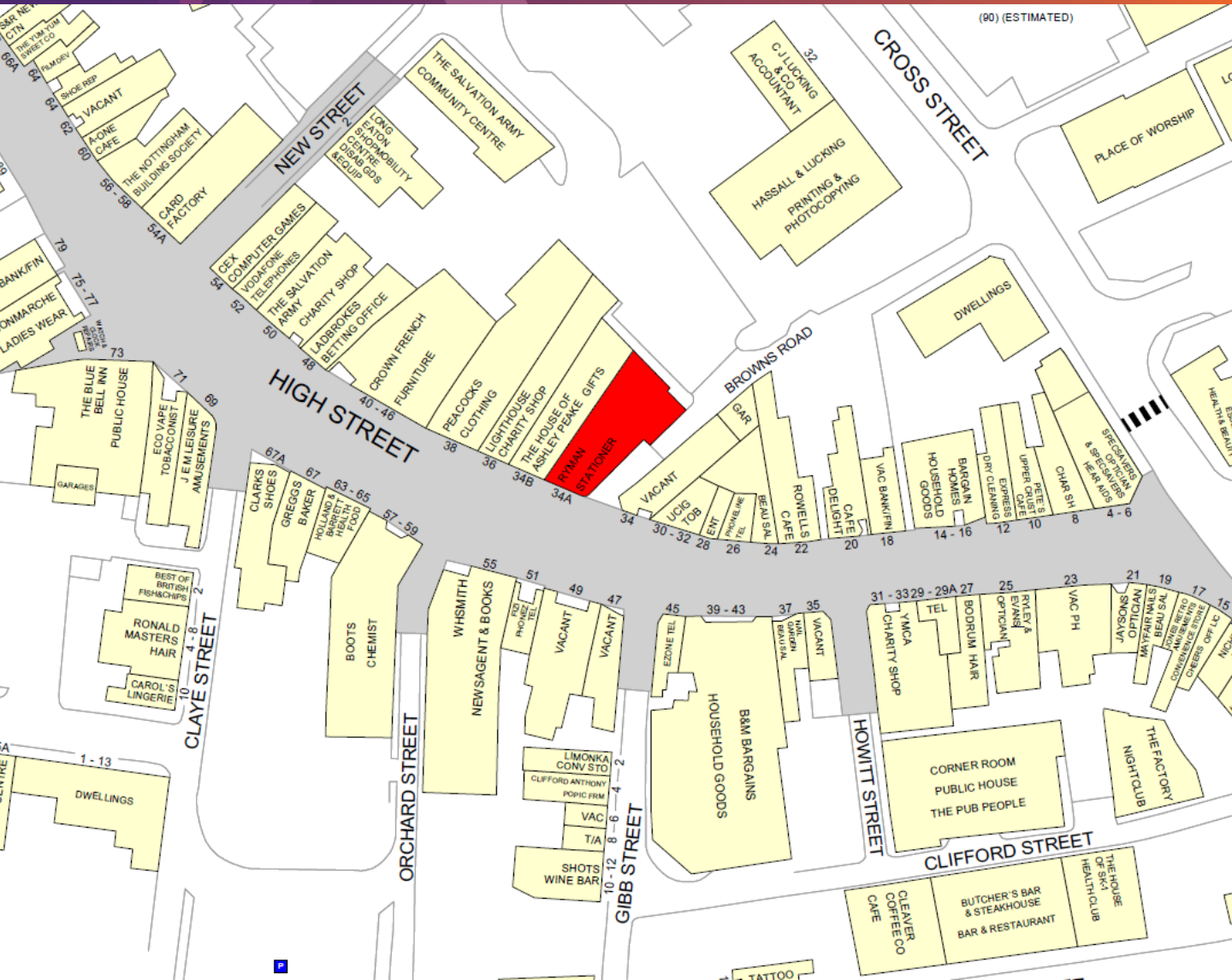

CREATIVE RETAIL
PROPERTY CONSULTANTS

www.creative-retail.co.uk

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