

# HoldenCopley

PREPARE TO BE MOVED

Beech Avenue, Long Eaton, Derbyshire NG10 2AX

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Offers Over £450,000

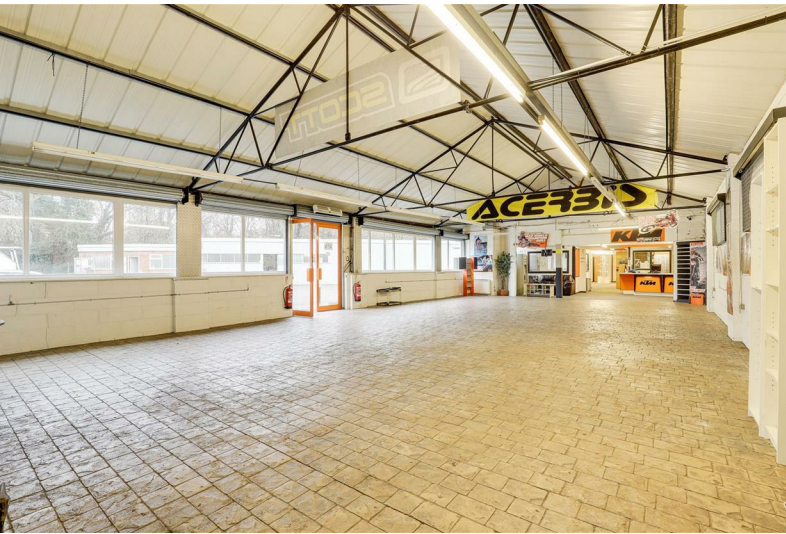
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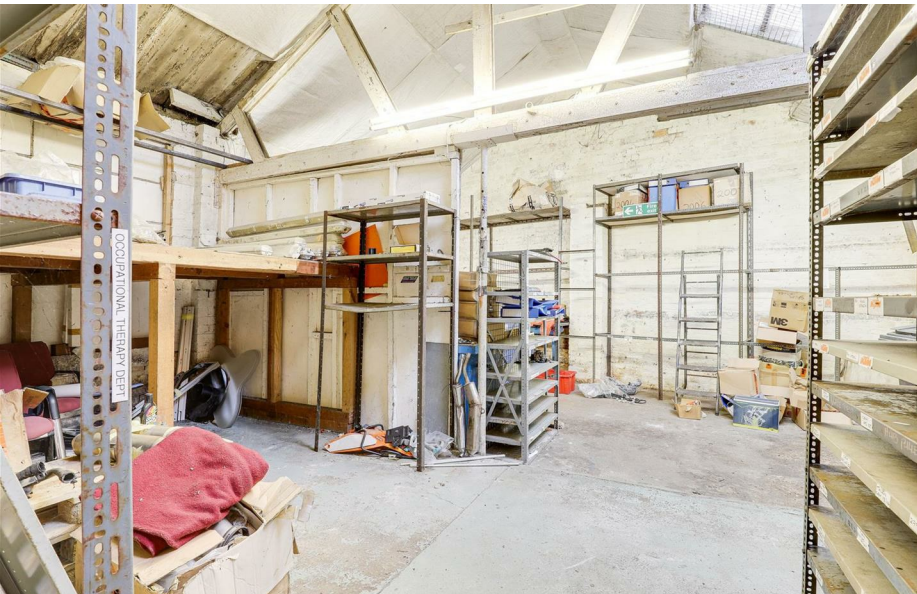


## IDEAL INVESTMENT OPPORTUNITY...

An extraordinary opportunity has emerged, inviting you to acquire a substantial freehold industrial unit that boasts an expansive showroom paired with ample storage space. This property has secured planning approval for the development of ten apartments. Planning reference O122/0011. Previously utilised as a bike storeroom, the unit encompasses distinct workshop areas, office spaces, a showroom, and a yard. Situated off Nottingham Road in Long Eaton, this unit is within walking distance of both Long Eaton and the Long Eaton ring road. Its prime location, coupled with versatile, generously proportioned spaces, offers myriad possibilities for utilisation. Moreover, there is potential for subdivision into smaller units, tailored to the preferences of the buyer. Conveniently accessible via J25 of the M1 motorway and the A52, this unit provides direct access to Nottingham and Derby.

MUST BE VIEWED





- Planng Passed For A Development Of Ten Apartments
- Commercial Industrial Units
- Large Showroom
- Plenty Of Storage
- Office Areas
- Yard
- Ideal Investment Opportunity
- Close To Local Amenities
- Popular Location
- Must Be Viewed





## ACCOMMODATION

### Show Room

53'8" x 27'4" (16.38m x 8.34m)

The show room has double glazed windows to the front elevation, lighting, double doors providing access into the open show room with an archway leading through to the office

### Office

7'11" x 11'6" (2.43m x 3.53m)

The office has a counter unit, light points, a window and is open to the store room

### Store Room

4'5" x 6'11" (1.36m x 2.12m)

The store room has a worktop, a window to the main show room, lighting and provides ample storage space

### Shop

60'5" x 22'8" (18.44m x 6.93m)

The shop has lighting, counters, mail office and lighting

### Store Room - First

16'2" x 8'9" (4.95m x 2.69m)

The store room has lighting and stairs providing up to the loft space

### Store Room - Second

18'9" x 8'3" (5.73m x 2.54m)

The store room has lighting and stairs up to the loft space

### W/C

3'6" x 4'7" (1.09m x 1.41m)

This space has a low-level dual flush W/C, a wall-mounted wash basin and tiled splashback

### Store Room

21'7" x 33'1" (6.59m x 10.09m)

The store room has lighting, provides ample storage space and a single door providing access to the yard

### Loft Space

60'9" x 16'4" (18.53m x 5.00m)

The loft space has lighting and offers ample storage space

## FRONT YARD

## WORKSHOPS

83'11" x 19'7" (25.59m x 5.98m)

### Workshop One

29'4" x 19'7" (8.96m x 5.99m)

Workshop one has lighting and multiple power points

### Workshop Two

29'7" x 19'7" (9.04m x 5.98m)

The second workshop has lighting and multiple power points

### Workshop Three

24'9" x 18'8" (7.55m x 5.70m)

The third workshop has lighting, multiple power points and a sliding door to the yard

## OFFICE

## Kitchen

13'3" x 15'1" (4.05m x 4.61m)

The kitchen has a worktop with a stainless steel sink with a mixer tap, space for a fridge freezer, lighting, multiple power points, a window and a single door providing access to the yard

## Office

12'4" x 12'11" (3.76m x 3.95m)

The office has lighting, multiple power points and two windows

## W/C

7'8" x 2'9" (2.35m x 0.86m)

This space has a low-level flush W/C, a wash basin and a window

## Toilet Block

9'9" x 6'1" (2.98m x 1.87m)

The toilet block has a low-level flush W/C, a urinal, a wash basin, three windows and a single door providing access to the yard

## DISCLAIMER

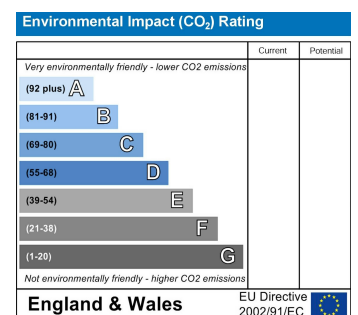
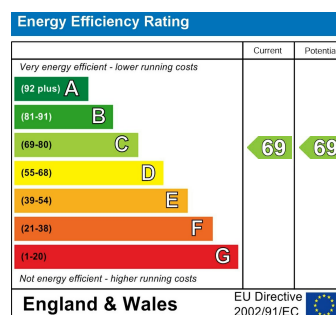
The vendor has advised the following:

Property Tenure is Freehold

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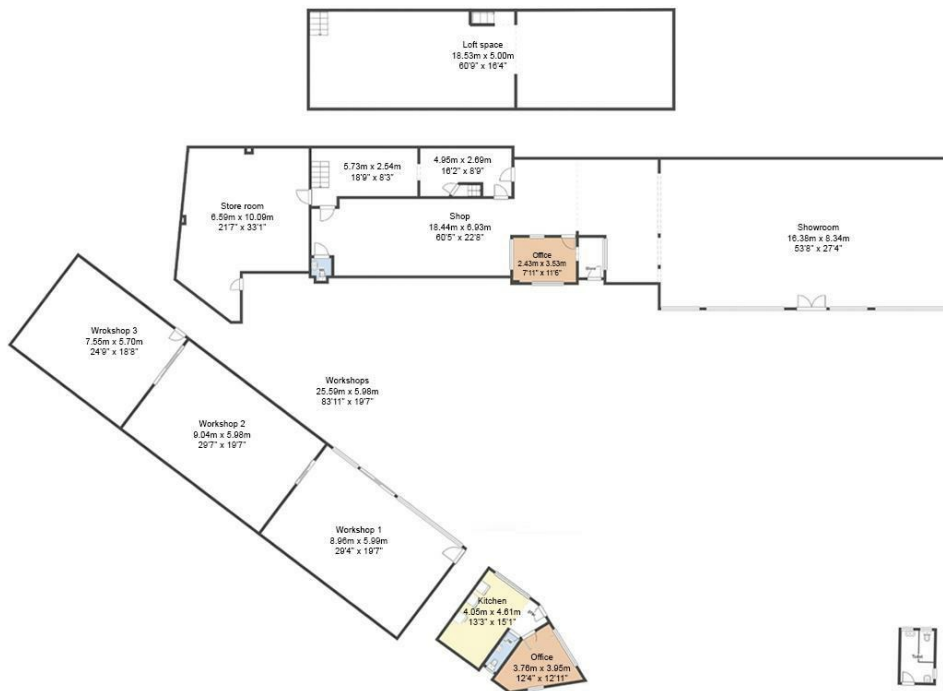
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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# Beech Avenue, Long Eaton, Derbyshire NG10 2AX

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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