

**Workshop, Myrtle Avenue,
Long Eaton, Nottingham
NG10 3LY**

£115,000 Freehold

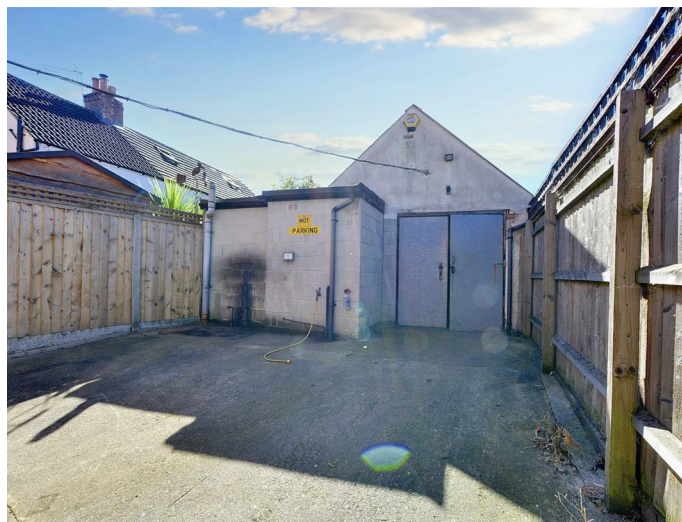


BEING LOCATED JUST OFF TAMWORTH ROAD ON THE OUTSKIRTS OF LONG EATON, THIS IS A SUBSTANTIAL DETACHED WORKSHOP WHICH PROVIDES AN IDEAL OPPORTUNITY FOR SOMEONE TO PURCHASE THEIR OWN FREEHOLD BUILDING FROM WHICH TO OPERATE THEIR OWN BUSINESS.

The building is mainly constructed of block work under a pitched corrugated panelled roof and is approx 550 sq.ft. in size. The building is accessed from an up and over door off Myrtle Avenue and they are a pair of secure opening doors providing access to a private yard at the rear of the building. There is also a small kitchen area and w.c. incorporated in the building which helps to make it a self contained, independent building.

For many years the building has been used as a motorbike workshop and we feel could be used as something similar by a new owner.

The building is currently vacant and you can organise a viewing through the Long Eaton office of Robert Ellis.

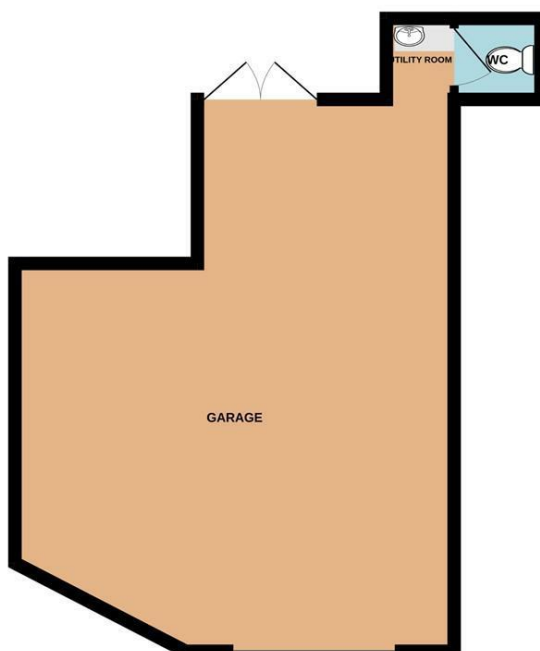


Directions

Proceed out of Long Eaton along Tamworth Road and after going over the canal bridge, Myrtle Avenue can be found as a turning on the right hand side.



GROUND FLOOR



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.