

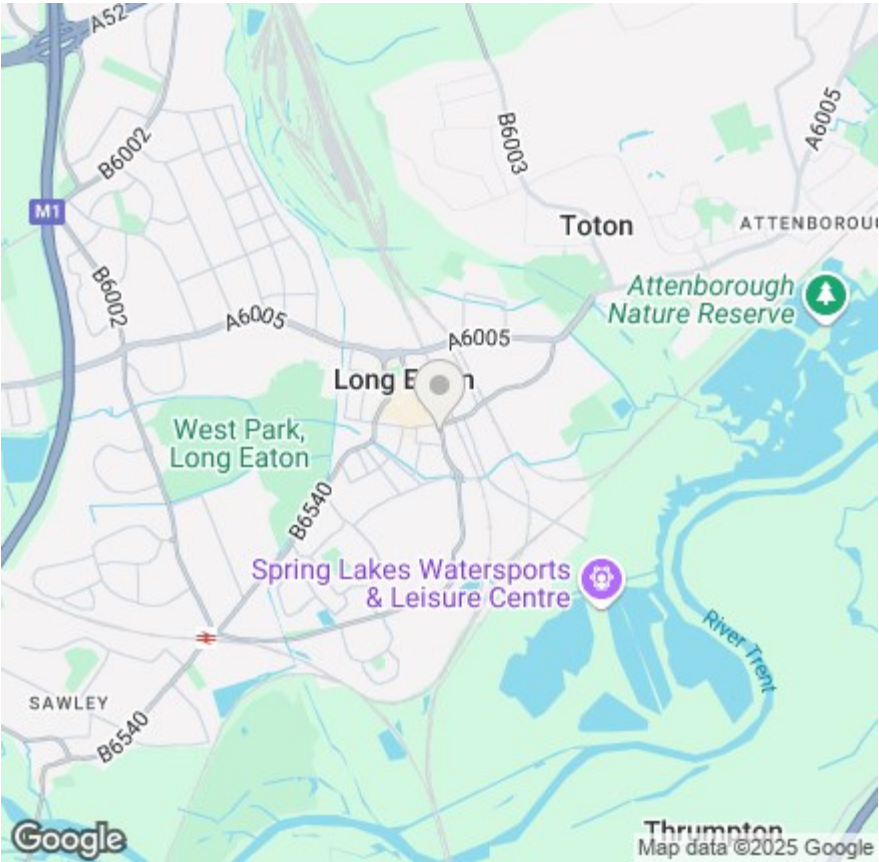


- 3 x 1 bedroom flats
- Ground floor shop with planning permission granted for residential
- Excellent transport links
- Fixed term Assured Shorthold Tenancies on the flats
- Excellent location for Town Centre
- Great transport links to Derby, Nottingham, Leicester and East Midlands Airport
- Investment Opportunity
- Please call to arrange a viewing
- NO ONWARD CHAIN

SAB Properties are thrilled to offer this Investment Opportunity of 3 x 1 bedroom flats and shop to ground floor, with planning permission granted to change to a studio flat.

## Main Street, Long Eaton, Nottingham

Offers in the region of £340,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC





**Location**  
Located just off the town centre, the property benefits from a prime location, close to a range of local amenities, including shops, café's and restaurants.

The nearby train station and excellent transport links offer direct services to Nottingham, Derby, Leicester and East Midlands airport making it ideal for commuters

**Current Residents**  
3 flats currently with tenants on fixed term assured shorthold tenancies. Commercial unit is currently vacant with granted planning permission to convert to residential.

**Certificates**  
Flat 1 : EPC valid until 2028  
Flat 2 : EPC valid until 2028  
Flat 3 : EPC valid until 2028

Flat 1 : Electrical Safety Certificate valid until 2028  
Flat 2 : Electrical Safety Certificate valid until 2028  
Flat 2 : Electrical Safety Certificate valid until 2028

**Council Tax Bands**  
Flat 1 : Band A  
Flat 2 : Band A  
Flat 3 : Band A

**Tenure**  
Freehold

**Viewings**  
Strictly by appointment via Agent.

**Directions**  
Proceed out of Long Eaton, from Tesco along to Main Street. Cross over the lights with Station Road on the left hand side. No. 69 is then located on the right hand side at the end of the block.

