



8 High Street, Long Eaton, East Midlands NG10 1GH

High Street Opportunity

- ▶ **£15,000 per annum exclusive**
- ▶ **NIA 850 sqft (78.97sqm) sales area**
- ▶ **Located on prime retail pitch within the town centre**
- ▶ **Nearby retailers include Specsavers, British Hearth Foundation, B&M and Ryman's**

For enquiries and viewings please contact:



Sam Hall
07929 204405
shall@innes-english.com



Harvey Marriott
07535 312074
hmarriott@innes-english.com

Location

Long Eaton is a market town of circa 38,000 people located between Nottingham and Derby, situated approximately 8 miles and 10 miles from either City Centre respectively. The town benefits from excellent road connections, adjacent to the A52 which links Nottingham to Derby and provides access to Junction 25 of the M1 Motorway.

The property is located on High Street, the main pedestrianised retail pitch within Long Eaton and benefits from multiple national occupiers such as Greggs, B&M, Card Factory, Bonmarche, Boots, Subway and Natwest.

Description

The property comprises of a three storey retail premises with sales space and ancillary storage on the ground floor with the first and second floor providing office accommodation, kitchenette facilities and W/C.

Accommodation

	Sq M	Sq Ft
Ground Floor	79	850
First Floor	66.2	713
Second Floor	49.4	532
Total	194.6	2,095

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use).

Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

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

Business Rates

Property Description: Shop & Premises

Rateable Value: £13,500

Rates Payable: £6,736.50 (based on the small business rates of 49.9p, effective until March 2024).

All retail, leisure and hospitality users will be entitled to 75% rates relief or rates payable up until April 2024.

(Source: VOA)

Rent

£15,000 per annum exclusive

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC has been commissioned and will be available in due course.

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 25-Sep-2023



