



27-29 Station Road, Long Eaton,  
Nottingham, NG10 2DF

A GROUND FLOOR RETAIL UNIT

**£1,000 PCM - Leasehold Nil Premium**



## 27-29 Station Road Long Eaton, Nottingham NG10 2DF

The property comprises a large ground floor retail unit having recently been used as a busy barbers/hairdressers shop. To the ground floor front elevation, there is the main retail unit whilst to the rear, there are further kitchen facilities, WC and a treatment room.

Shop Front Unit 1 24'7 x 15'11 approx (7.49m x 4.60m approx)

The shop front has vinyl flooring, window and front entrance door.

Shop Front Unit 2 12'5 x 23'11 approx (3.78m x 7.29m approx)

The shop front has vinyl flooring, coving to the ceiling, recessed spotlights and window to the front.

Beauty Room 18'8 x 11'9 approx (5.69m x 3.58m approx)

This treatment room has vinyl flooring with fitted base unit and stainless steel sink with a mixer tap and drainer. Having previously been used as a treatment room, offering additional use such as a store or office space subject to a buyers needs and requirements.

w.c. 5'6 x 5'10 approx (1.68m x 1.78m approx)

With vinyl flooring, low flush w.c., pedestal wash hand basin and tiled splashbacks, inset extractor fan.

Kitchen 5'10 x 5'2 approx (1.78m x 1.57m approx)

With fitted base units, stainless steel sink with mixer tap and drainer, tiled splashbacks, door providing access to the garage/store and vinyl flooring.

Directions

Proceed out of Long Eaton along Waverley Street and at the traffic lights turn left onto Station Road and the property can be found on the left hand side.

9015MP

Agents Notes

Leasehold property - terms to be agreed.

The property can be used for many uses subject to planning.

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.