

Robert Ellis

look no further...



High Street,
Long Eaton, Nottingham
NG10 1GH

£425,000 Freehold

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THIS IS AN INVESTMENT PROPERTY SITUATED IN THE HEART OF LONG EATON SHOPPING AREA - PRODUCING A TOTAL RENT OF CIRCA £36,000.

The property is located on High Street in Long Eaton, close to other major retail outlets in this busy town centre location. The property is fully let with a large shop to the ground floor which has staff facilities and managers living accommodation at the rear and to the first and second floors there are two recently refurbished apartments which are both currently let on Assured Shorthold Tenancy Agreements.

The ground floor includes the main shop which is approx. 563 sq.ft. in size with there being a staff area and w.c. at the rear of the shop and there is a managers living area on the ground floor which includes an open plan living/kitchen area which has newly fitted units and appliances, a hall and double bedroom which has a shower room en-suite.

To the first floor an external staircase leads to the newly fitted kitchen, utility area which leads to a shower room/w.c. An inner hall leads to the three bedrooms, with the bedroom having an en-suite shower room/w.c., and to the main lounge/living area located at the front of the apartment.

To the second floor an external staircase leads to the main entrance door which provides access to the hall, from which doors lead to the living kitchen which has a newly fitted kitchen area with integrated appliances and the two double bedrooms with both bedrooms having en-suite shower rooms/w.c.

At the rear of the building there is an enclosed yard with a locked store. Parking is provided in the public car park which is located at the rear of the building or nearby on-street parking for which a permit probably needs to be obtained.



Ground Floor

The ground floor comprises of a large shop with staff facilities at the rear and a managers accommodation area at the back of the building.

Shop

15'6 x 36'1 approx (4.72m x 11.00m approx)

The ground floor shop is let to a vape business at an annual rent of approx. £16,000 p.a. The shop area is 563 sq.ft. in size and has double opening glazed doors with full height windows to the front, counters and display areas to the walls and at the rear of the shop is a staff area including a kitchen and w.c.

Living Accommodation

At the rear of the ground floor is a shop managers living area and contains an open plan living kitchen and double bedroom with three Velux windows to the sloping ceiling and an en-suite shower room.

First Floor

Flat 1 - 71a High Street

The first floor apartment provides three bedrooms and is approx. 823 sq.ft. in size.

Kitchen

10'7 x 9'9 approx (3.23m x 2.97m approx)

The kitchen is fitted with grey gloss handle-less, soft closing units and has a stainless steel sink with a mixer tap and a four ring hob set in a work surface which extends to two sides with cupboards, a drawer and oven below, further work surface with cupboards under, matching eye level wall cupboards, tiling to the walls by the work surface areas and a hood over the cooking area, door leading to the external staircase and internal door to the hall and utility area which has a window to the side and door to the shower room.

Utility Room

5'10 x 5'6 approx (1.78m x 1.68m approx)

Having a window to the side and proving space for an automatic washing machine.

Shower Room

The shower room has a corner shower with a mains flow shower system, tiling to two walls, curved glazed doors and protective screens, hand basin with a mixer tap, tiled splashback and cupboard under and a low flush w.c., opaque double glazed window, chrome ladder towel radiator and an extractor fan.

Inner Hall

There are doors leading to three bedrooms and the main living area from the hall.

Lounge/Sitting Room

16'9 x 11'10 average width (5.11m x 3.61m average width)

The large living area has two double glazed windows with fitted blinds to the front, wall mounted electric radiator and a TV aerial point and power point for a wall mounted TV.

Bedroom 1

12'10 x 11'10 approx (3.91m x 3.61m approx)

Double glazed window with a fitted blind to the side, wall mounted electric radiator and a door to the en-suite shower room:

En-Suite

The en-suite to this bedroom has a corner shower with a mains flow shower system, tiling to two walls, curved glazed doors and protective screens, hand basin with a mixer tap, splashback and a cupboard under and a low flush w.c., chrome ladder towel radiator and an extractor fan.

Bedroom 2

12' x 11'11 approx (3.66m x 3.63m approx)

Double glazed window with a fitted blind to the side and a wall mounted electric radiator.

Bedroom 3/Study

13' x 5'7 approx (3.96m x 1.70m approx)

Double glazed window with a fitted blind to the side and a wall mounted electric radiator.

Second Floor

The second floor apartment is accessed via an external staircase and the main entrance door leads into:

Reception Hall

The hallway has doors leading to the living/dining kitchen and bedrooms.

Living/Dining Kitchen

16'6 x 14'9 average width (5.03m x 4.50m average width)

The kitchen area within this open plan living space has grey gloss handle-less, soft closing units and includes a stainless steel sink with a mixer tap and a four ring hob set in a work surface with cupboards, drawer and an oven below, upright integrated fridge/freezer, matching eye level wall cupboards, hood over the cooking area and tiling to the walls by the work surface areas, double glazed window with fitted blinds to the front, aerial point and power point for a wall mounted TV and a wall mounted electric radiator.

Bedroom 1

13'1 x 7'10 approx (3.99m x 2.39m approx)

Velux window to the sloping ceiling and a wall mounted electric radiator.

En-Suite

The en-suite to this bedroom has a corner shower with a mains flow shower system, tiling to two walls, curved glazed doors and protective screens, hand basin with a mixer tap, splashback and cupboard under and a low flush w.c., double glazed window to the side, chrome towel radiator and an extractor fan.

Bedroom 2

13'1 x 8'11 approx (3.99m x 2.72m approx)

Double glazed window to the side and a wall mounted electric radiator.

En-Suite Shower Room

The en-suite to the second bedroom has a corner shower with a mains flow shower system, tiling to two walls, curved glazed doors and protective screens, low flush w.c. and hand basin with a mixer tap, splashback and cupboard under and a chrome ladder towel radiator.

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 17mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

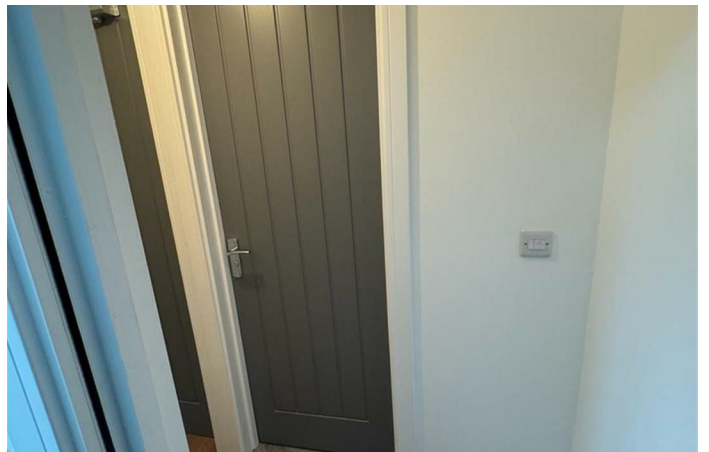
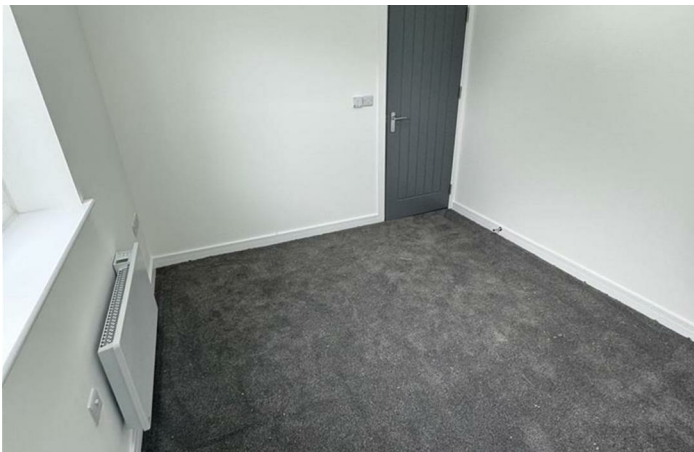
Other Material Issues – No

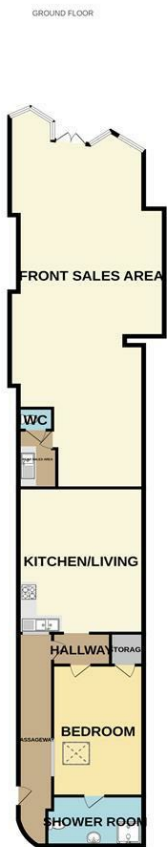
Agents Notes

Shop - £16,000 p.a.

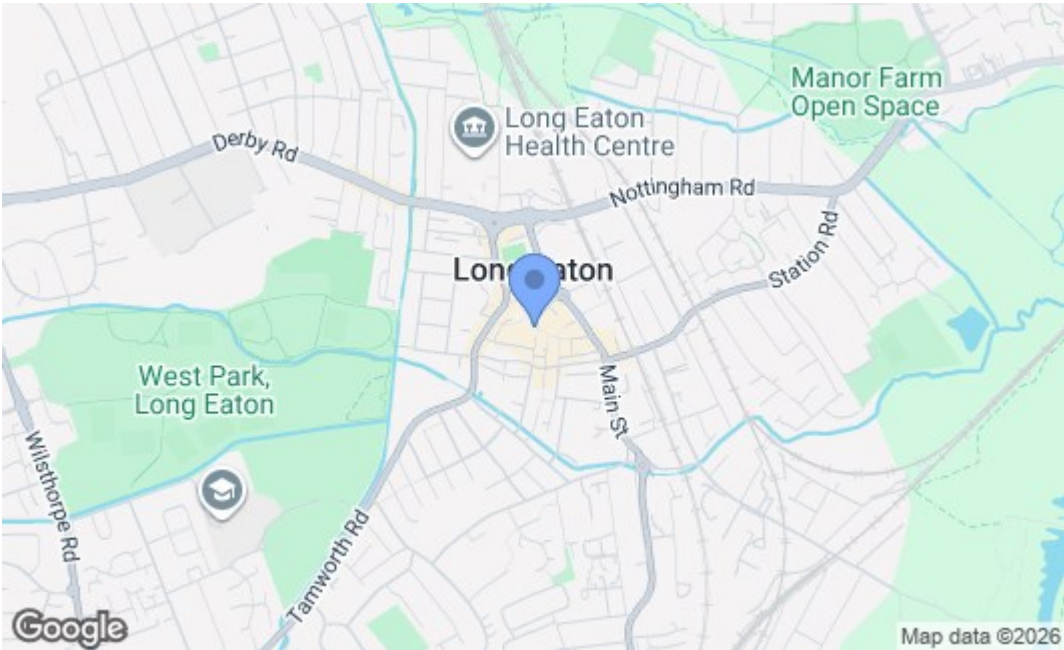
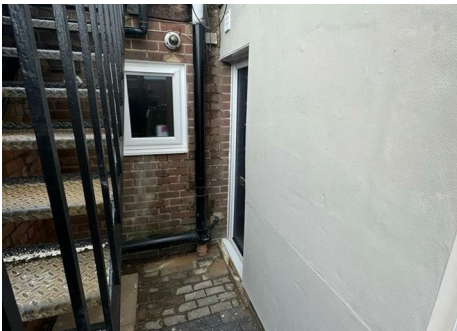
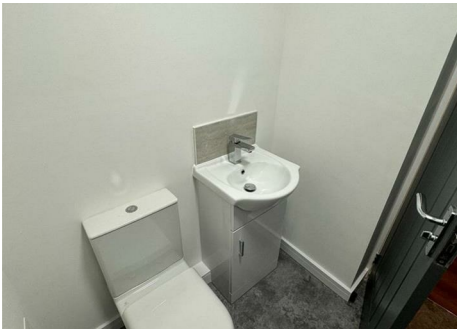
Flat 1 - £850 pcm

Flat 2 - £750 pcm





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	79
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.