

379 Tamworth Road | Long Eaton | Derbyshire | NG10 3JP

Modern industrial/showroom unit with additional warehouse space on prominent street in the centre of Long Eaton

345m²
(3,776ft²)

- Industrial/showroom unit
- Car parking on site to the rear
- Excellent frontage onto Tamworth Road
- Close links to Junction 25 of the M1 motorway
- 0.21 acre site
- Price – offers in the region of £360,000



FOR SALE



Location



Gallery



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Location



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Location

The property is conveniently located in the heart of Long Eaton, on Tamworth Road adjacent to the Sainsburys. The surrounding area is predominantly a mix of residential, roadside retail and industrial units. The premises is located approximately 2.4 miles from Junction 25 of the M1 Motorway and the A52, which leads to Derby and Nottingham.

Property

The unit provides clear span accommodation with an office, storage room and a WC. The property benefits from parking at the rear, and an additional single warehouse/storage also to the rear. The overall site coverage is approximately 0.21 acres. The specification includes:-

- LED lighting
- Gas heating
- Three phase power
- Roller shutter loading door
- Parking to the front and at the rear
- Additional warehouse at the rear

Accommodation

The property provides the following approximate gross internal floor area:

	M ²	Ft ²
3.2	345	3,776





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Business Rates

We note from the VOA website that the property currently has an entry as follows:

Showroom and premises

Rateable value: £13,250

The current small business multiplier is 49.9p. All interested parties are advised to make specific enquiries with the local billing authority. Small business rate relief may be available, subject to confirmation from the local billing authority.

Planning

Interested parties are recommended to make their own enquiries of the local authority as regards to planning consent.

The local planning authority is Erewash Borough Council.

Legal Costs

Each party to be responsible for their own legal fees.

Energy Performance Certificate

The building has an Energy Performance Certificate rating of B(47).

Identity Checks

FHP are obliged by HMRC to ensure that we have sourced and proven the identity of the purchaser. As a consequence, proof of identity and verification may be required to satisfy our legal obligations to HMRC.



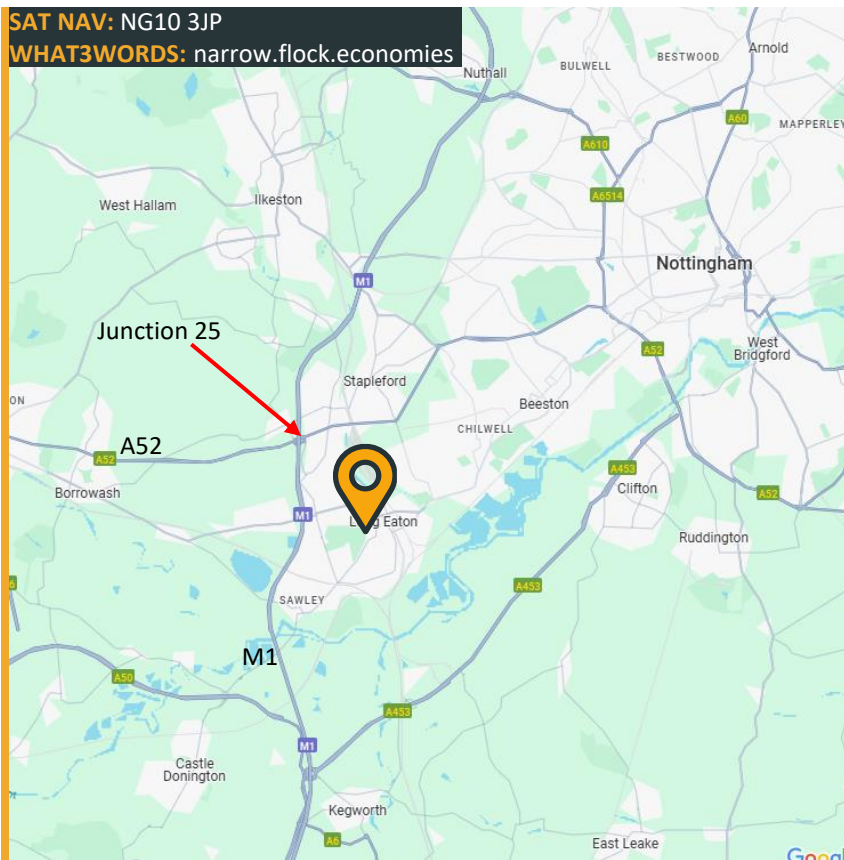
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SAT NAV: NG10 3JP**WHAT3WORDS:** narrow.flock.economies

Price

The threshold is available with vacant possession at a guide price of:

£360,000**(Three Hundred and Sixty Thousand Pounds)**

VAT

VAT is payable at the prevailing rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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09/06/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.