

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

**330m<sup>2</sup>**  
(3,552ft<sup>2</sup>)

- 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

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 a warehouse. The overall site coverage is approximately 0.21 acres. The specification includes:-

- LED lighting
- 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 <sup>2</sup>	Ft <sup>2</sup>
Showroom	191	2,056
Storage	64	689
Welfare facilities	20	215
Warehouse	55	592
<b>Total</b>	<b>330</b>	<b>3,552</b>





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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 recommend 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.





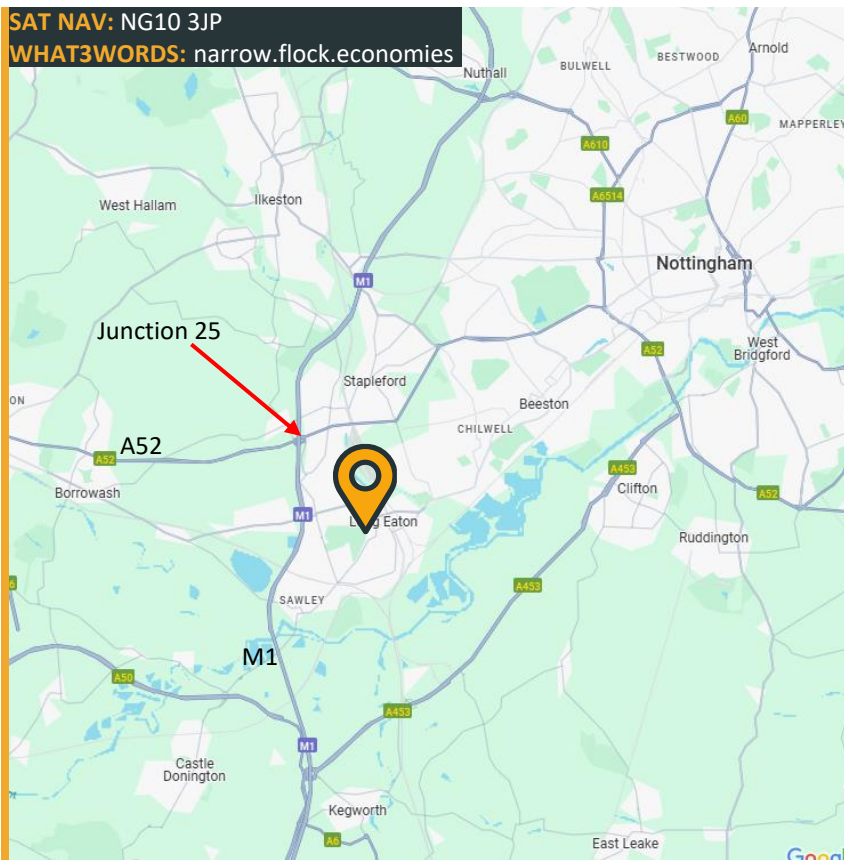
Location



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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:-

**Corbin Archer**

07929 716 330

[corbin.archer@fhp.co.uk](mailto:corbin.archer@fhp.co.uk)**Harry Gamble**

07398 443 828

[harry.gamble@fhp.co.uk](mailto:harry.gamble@fhp.co.uk)**Fisher Hargreaves Proctor Ltd.**

North Point, Cardinal Square,  
10 Nottingham Road,  
Derby, DE1 3QT

**fhp.co.uk**

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