

Characterful retail/leisure space in Long Eaton Town Centre

359.80m²
(3,873ft²)

- Benefits from large car park to rear
- Suitable for a variety of uses, subject to planning.
- In close proximity to one of Long Eaton's principal car parks
- Nearby operators include Holden Copley, Subway and NatWest
- Quoting rent - £25,000 per annum



TO LET



Location



Gallery



Contact



Location

Long Eaton is market town located within the county of Derbyshire (10 miles east of Derby), close to the border with Nottinghamshire (7 miles south-west of Nottingham).

Long Eaton is an excellent commuter town due to its proximity to Junction 25 of the M1 motorway being less than a 2 minute drive from the subject premises.

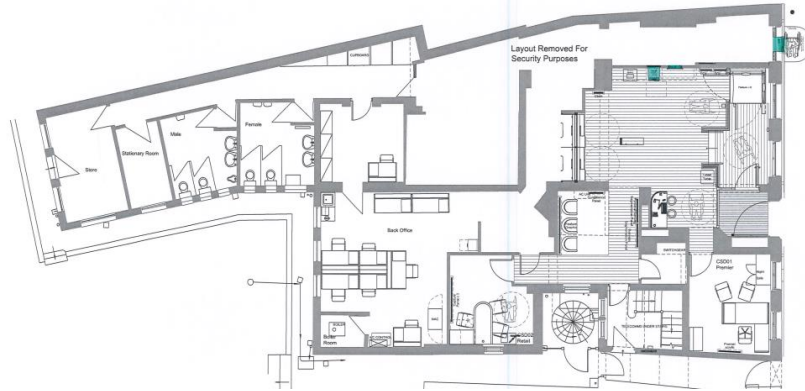
The property is located on Market Place, a popular stretch of retail premises alongside a mix of residential accommodation. The property is a stones throw from Long Eaton Green, the primary bus stop, as well as Tesco and Asda superstores.

The Property

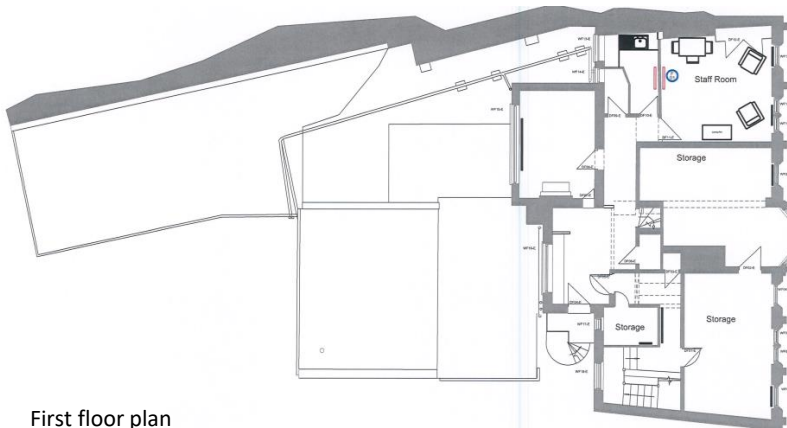
The property is a characterful, Grade II listed building formerly occupied by HSBC Bank. The building comprises a large banking hall with staff amenities to the ground floor and rear access to the car park suitable for parking up to 5 cars.

The first floor was occupied in part, featuring staff welfare facilities and additional office space.





Ground floor plan



First floor plan

Accommodation

Floor	m ²	ft ²
Ground floor	226.20	2,435
First floor	94	1,012
Second floor	39.60	426
Total	359.80	3,873

N.B. the floor areas are provided by the landlord.

Lease Terms

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

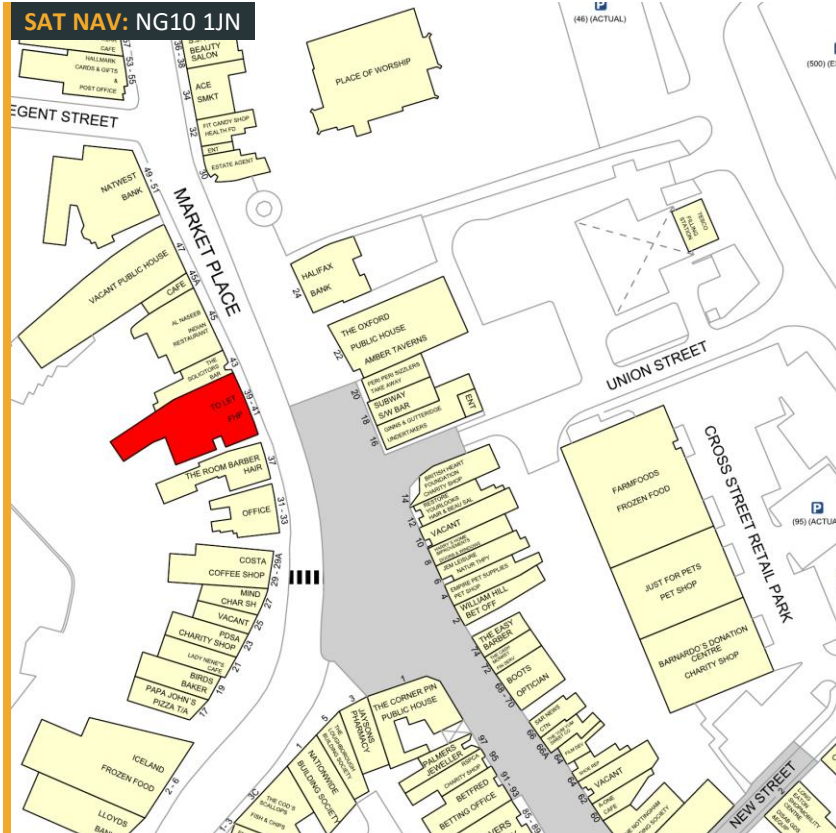
Rent

The property is available at a quoting rent of:

£25,000 per annum

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym. This information is for guidance only and all parties should check themselves with the local planning authority.



EPC

The EPC rating for the property is C-73.

VAT

The property is not elected for VAT.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

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

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