

30-32 High Street | Long Eaton | Nottingham | NG10 1LL

## Prominent retail unit in Long Eaton Town Centre

72.72m<sup>2</sup>  
(782.77ft<sup>2</sup>)

- Located on pedestrianised section of Long Eaton's high street
- Double frontage unit secured by electric roller shutter doors
- Small business rates relief applicable for applicable businesses
- Nearby operators include Ryman, WH Smiths, Greggs and YMCA.
- Rent - £13,500 per annum



**TO LET**



Location



Gallery



Contact



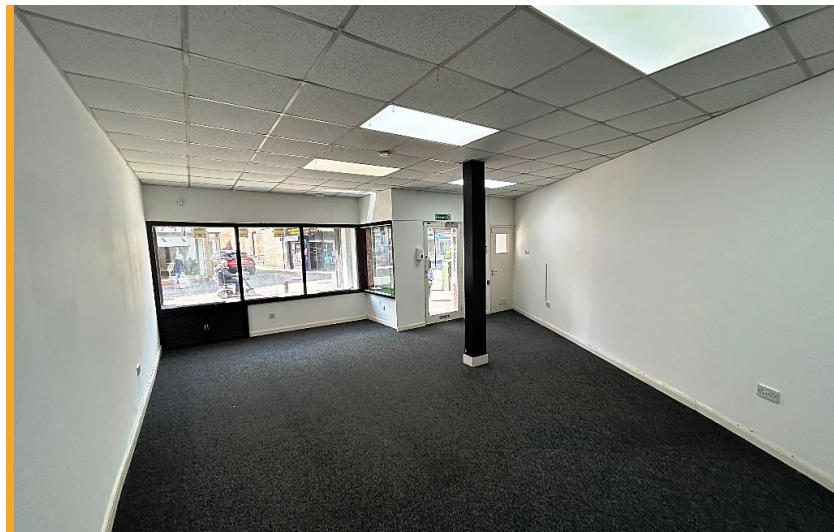
## Location

Long Eaton has a resident population of 44,000 and district catchment of 106,000. The premises are located in a prime position on the pedestrianised Long Eaton High Street. The High Street still benefits from a good footfall and houses a range of national, regional and independent tenants including Boots, WH Smith, Card Factory and B&M Bargains.

## The Property

The subject property is a prominently situated retail unit on Long Eaton's High Street and benefits from a large glass frontage onto the pedestrianized zone.

The property consists of ground floor only retail which has recently been refurbished to a white box specification. The accommodation comprises an open plan net sales area to the ground floor leading into ancillary storage and staff welfare facilities to include kitchenette and WC.

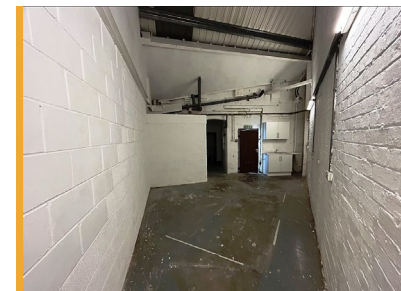
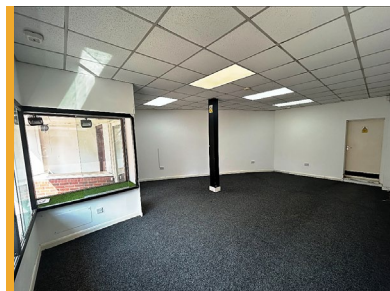


## Accommodation

The property provides the following approximate areas:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	41.41	445.74
Ground floor ancillary	31.31	337.03
<b>Total</b>	<b>72.72</b>	<b>782.77</b>

(This information is for guidance only.)





Location



Gallery



Contact



## 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 rent of:

**£13,500 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.

## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £14,750

UBR Multiplier: 49.9p (RV below £51,000) / 54.6p (RV over £51,000)

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.





**EPC**

The property has an EPC rating of 122 falling in Band E.

## VAT

VAT is applicable.

## 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:

## Ellis Cullen

07450 972 111

ellis.cullen@fhp.co.uk

**Dom Alston**

07890 568 077

dom.alston@fhp.co.uk



**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street  
Nottingham, NG1 5BG

**fhp.co.uk**

08/08/2025

Please **click here** to read our "Property Misdemeanors Act". E&OE.