

## 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 accommodation comprising 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.





## 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.

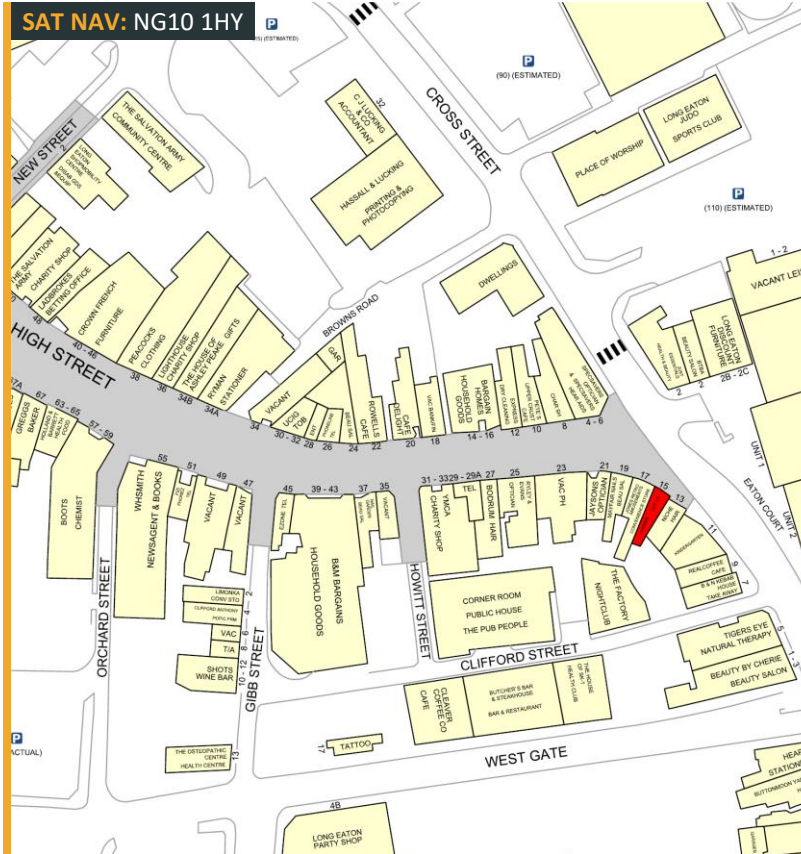
## Business Rates

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

Rateable Value: £6,300

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2024 (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

**Oliver Marshall**  
07887 787 885  
oliver@fhp.co.uk



**Fisher Hargreaves Proctor Ltd.**  
10 Oxford Street  
Nottingham, NG1 5BG

**fhp.co.uk**  
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