

Unit 2F3 Bridge Mills | Derby Road | Long Eaton | Nottingham | NG10 4QA

---

## Flexible second floor business space/workshop to let

### Second Floor Sales

341.52m<sup>2</sup> (3,676ft<sup>2</sup>)

- Suitable for a variety of uses (STP)
- Self-contained unit with WC facilities
- Allocated parking
- Close to Long Eaton town centre and the train station
- Flexible lease terms
- Rent £12,000 per annum exclusive



**TO LET**



Location



Gallery



Contact





Location



Gallery



Contact

## Location

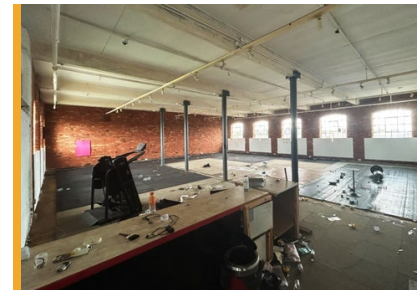
Long Eaton is a market town located within Derbyshire (close to its border with Nottinghamshire and Leicestershire). The town is situated approximately 7 miles to the southwest of Nottingham and 10 miles to the east of Derby, benefitting from excellent road communications due to its proximity to Junction 25 of the M1 motorway (approximately 2 miles to the north).

More specifically, the property is positioned just off Derby Road, close to its junction with Market Place and Nottingham Road. The property runs parallel to Bridge Street and the Erewash Canal, in an accessible location which provides excellent transport routes in and out of Long Eaton town centre.

## The Property

The unit is a characterful space comprising spacious second floor accommodation within the former mill building. The property features exposed brick walls, suspended LED lighting and two separate WC facilities with showers.

The site is accessed via a shared driveway off Derby Road leading to a yard/parking area which is hard surfaced. The yard area also provides loading, circulation, and allocated parking.







Location



Gallery



Contact



## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Second Floor Sales	341.52	3,676
WC facilities	24.91	268
<b>Total</b>	<b>366.43</b>	<b>3,944</b>

## Lease Terms

Flexible lease terms available for up to 12 months, with agreements outside the Landlord and Tenant Act 1954.

## Rent

The property is available at a rent of:-

**£12,000 per annum plus VAT**

## Planning

Interested parties will need to satisfy their own enquiries regarding the current planning use for the property and their intended use.

## EPC

A copy of the Energy Performance Certificate is available upon request.

## Legal Costs

Each party are to bear their own legal costs incurred.

## VAT

VAT is applicable at the prevailing rate.



Location

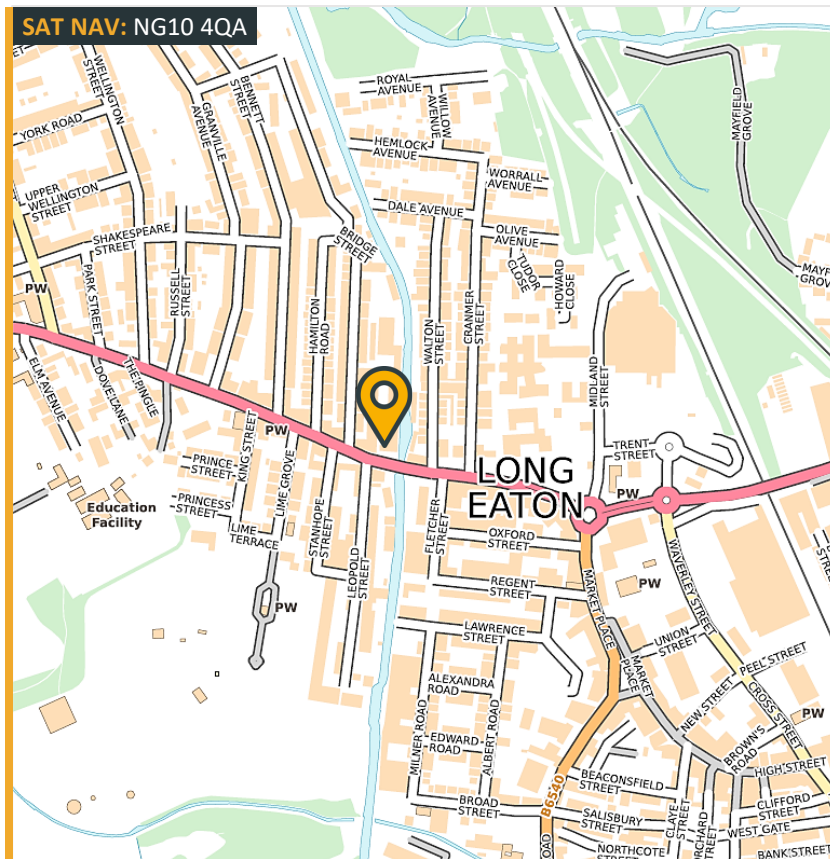


Gallery



Contact

**SAT NAV: NG10 4QA**



## Business Rates

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

Rateable Value (RV): £6,000

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.

## Further Information

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

**Dom Alston**

07890 568 077

[dom.alston@fhp.co.uk](mailto:dom.alston@fhp.co.uk)

**Oliver Marshall**

07887 787 885

[oliver@fhp.co.uk](mailto:oliver@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street  
Nottingham, NG1 5BG

[fhp.co.uk](http://fhp.co.uk)

30/04/2025

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