

46 Market Place | Long Eaton | Nottingham | NG10 1LT

## Prominent retail unit in Long Eaton Town Centre

93.18m<sup>2</sup>  
(1,003ft<sup>2</sup>)

- Prominently situated on main pedestrianised route near Long Eaton Green
- Well presented café premises ready for immediate occupation
- In close proximity to one of Long Eaton's principal car parks
- Operators in close proximity include Frank Innes, KH Barbers and Hawley and Rodgers Solicitors
- Rear loading access
- Quoting rent - £16,400 per annum



TO LET



Location



Gallery



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## 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).

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.

## Accommodation

The property is arranged over ground and first floor.

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	68.56	738
First Floor Ancillary	24.62	265
<b>Total</b>	<b>93.18</b>	<b>1,003</b>

Deliveries are via the rear service yard at ground floor level. A car parking space is available under a separate licence.





## Lease Terms

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

## Rent

The property is available at a rent of:

**£16,400 per annum**

## Planning

It is understood the property falls within **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche. 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): £11,750

UBR Multiplier: 49.9p

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.





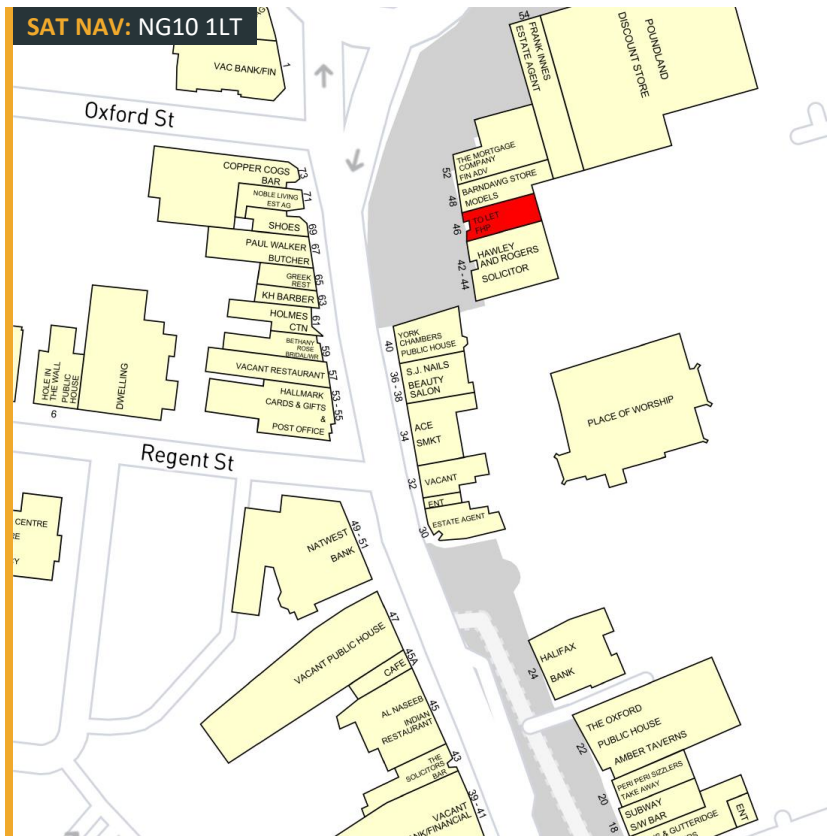
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## VAT

VAT is applicable at the prevailing rate.

## Service Charge

A service charge is levied for the upkeep and maintenance of the property. The proportion applicable to this unit for the period 01 April 2025 to 31 March 2026 is £1,144,52 per annum.

## EPC

The property has an EPC rating of 92 falling within Band D.

## Further Information

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

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29/05/2025

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