

## Brand new roadside retail unit

94.14m<sup>2</sup>  
(1,033ft<sup>2</sup>)

- Brand new modern retail unit fronting newly developed trade counter warehouse development
- Extensive frontage to Fields Farm Road
- Small business rates relief (if applicable)
- Finished to a shell specification
- Operators in the scheme include **Greggs**, **Subway** and **Screwfix**
- Rent - £15,000 per annum



**TO LET**



Location



Gallery



Contact

## Location

The subject properties front Forbes Park, a highly prominent brand new development. The retail units will benefit from a high volume of passing traffic during peak hours, the traffic count is calculated of 1,200 cars during peak rush hour traffic periods.

Long Eaton is situated with excellent access to Junction 25 of the M1, approximately 3 miles in distance and is convenient for both Nottingham and Derby. Forbes Park has an extensive frontage to Fields Farm Road, close to its junction with Acton Road and is approximately ¾ miles to the south of Long Eaton Town Centre.

## The Properties

Units E2 – E4 are brand new retail premises having steel portal framed cavity brick and blockwork elevations with glazed frontages to Fields Farm Road.

The units have been finished to a shell specification, allowing each tenant the opportunity to fit out their own bespoke requirements.

## EPC

The EPC is available upon request. Please contact the marketing agents for further details.





## Accommodation

The property provides the following approximate areas:

Unit	m <sup>2</sup>	ft <sup>2</sup>
E3	94.14	1,033

(These measurements are given for information purposes only).

## Lease Terms

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

## Rent

The unit is available at a quoting rent of:

**£15,000 per annum**

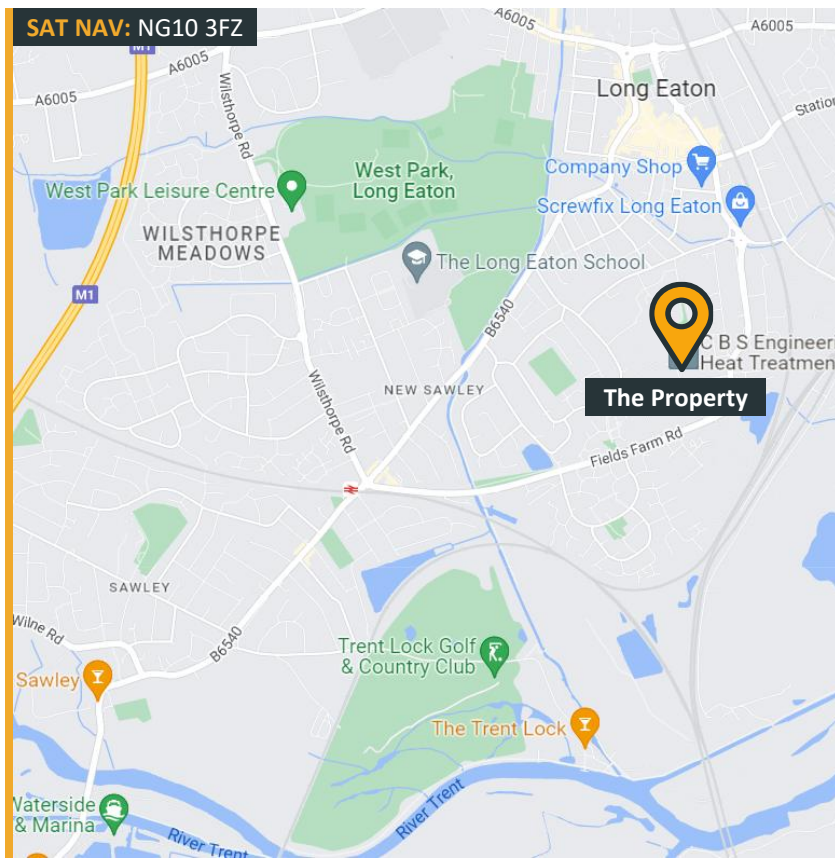
## Planning

The property is categorised as **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.

## VAT

VAT is applicable at the prevailing rate.





## Business Rates

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

Rateable Value (RV): £12,000

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.

## Further Information

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

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