

14 & 14A Market Place | Long Eaton | Nottingham | NG10 1LS

Highly prominent retail unit in Long Eaton Town Centre with vacant possession and subject to a lease of the upper floors

Ground Floor Sales

106m² (1,139ft²)

- Essential and prominent return frontage on to Market Place
- Upper floors suitable for conversion into four apartments subject to planning permission
- Centrally located on Long Eaton's prime pitch
- Nearby operators include **Costa Coffee, Subway, Boots Opticians** and **The Loughborough Building Society**
- Quoting rent - £18,000 per annum exclusive
- Sale price - £375,000



**FOR SALE/
TO LET**



Location



Gallery



Contact



Location

Long Eaton is a market town within Nottinghamshire, situated some 9 miles southwest of Nottingham City Centre and 10 miles east of Derby. Long Eaton has a resident population of 44,000 persons and a district population of 106,000 persons.

The property is centrally located on a pedestrianised prime pitch of the Market Place. The property is surrounded by a plethora of national and regional tenants including **Costa Coffee**, **Subway**, **Boots Opticians** and **The Loughborough Building Society**.

The Property

The subject property comprises a ground and first-floor retail unit. The ground floor offers an open-plan sales area, together with staff facilities and ancillary storage to the rear. The first floor provides additional storage accommodation and a staff WC.

Part of the first floor and the entire second floor are currently let to a dance and theatre academy. The upper floors benefit from separate side access and is suitable for conversion into residential use for about four apartments subject to planning consent. The property also benefits from side access, suitable for loading, deliveries, and bin storage.



Accommodation

Accommodation	m ²	ft ²
Ground Floor Sales	106.00	1,139
First Floor Stores	73.85	795
Second Floor Stores & Kitchen	75.15	809
Total	254.83	2,743

(These measurements are given for information purposes only.)





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Lease Terms

The ground floor (part), first floor (part) and second floor are currently let to an individual on a lease until 24 March 2029 at a rent of £6,500 per annum, stepping up to £7,000 per annum.

Plans

Scale plans are available upon request together with a copy lease.

Rent

The property is available at a rent of:

£18,000 per annum exclusive

Sale price

The property is available at a sale price of:-

£375,000

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.

The upper floors are suitable for residential use subject to planning consent being granted.

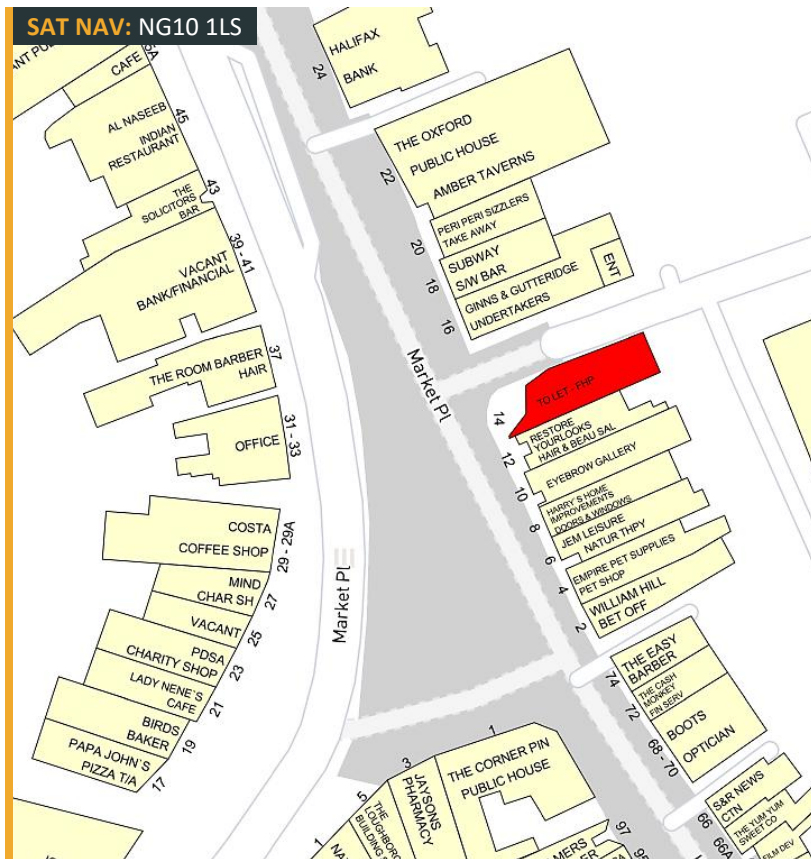
Business Rates

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

Rateable Value from 01 April 2026:

£13,750

From 01 April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.



Service Charge

The service charge for the current year is budgeted at £2,726 per annum plus VAT.

VAT

The property has been elected for VAT purposes, and we understand that the sale can be treated as a transfer of a going concern (TOGC).

EPC

The property has an EPC rating of D – 87.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Further Information

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

Lex Grace

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Lex.grace@fhp.co.uk

Ellis Cullen

07450 972 111

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In accordance with The Estate Agents Act we would declare that a Director of FHP has a financial interest in the property.



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