

**Beaconsfield Garage** | Beaconsfield Street | Long Eaton | Derbyshire | NG10 1AY

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## Rare freehold garage opportunity in the centre of Long Eaton

**251m<sup>2</sup>**  
(2,701ft<sup>2</sup>)

- Detached automotive workshop premises
- Situated on Beaconsfield Street in the centre of Long Eaton
- Workshop/service bays with reception and first floor storage space
- Close links to Junction 25 of the M1 motorway
- Price – £275,000



**FOR SALE**



Location



Gallery



Contact



## Location

The property is located on Beaconsfield Street which links directly with Tamworth Road. The site benefits from excellent transport links being close to the M1 motorway via Junctions 24 and 25. The property is also conveniently located near the A52 which connects Derby which is approximately 9 miles to the west and Nottingham which is approximately 6 miles to the north east.

## Property

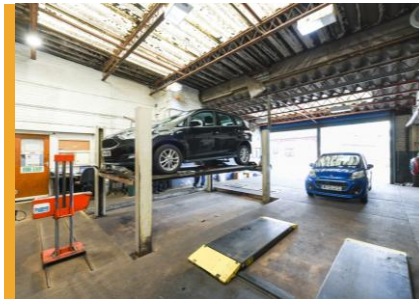
The property comprises a detached automotive workshop premises of traditional brick construction. Internally the accommodation provides a customer reception/office to the right, the main area comprises workshop/servicing bay space and the first floor offers additional storage space. Externally the property has parking for 1 – 2 vehicles. The specification includes:-

- Concrete flooring
- Roller shutter loading door
- Personnel access door
- Strip lighting

## Accommodation

The property provides the following approximate gross internal floor area:

|              | M <sup>2</sup> | Ft <sup>2</sup> |
|--------------|----------------|-----------------|
| <b>Total</b> | <b>251</b>     | <b>2,701</b>    |





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## Business Rates

We note from the VOA website that the property currently has an entry as follows:

### Workshop and premises

**Rateable value: £9,800**

The current small business multiplier is 49.9p. All interested parties are advised to make specific enquiries with the local billing authority. Small business rate relief may be available, subject to confirmation from the local billing authority.

## Planning

Interested parties are recommend to make their own enquiries of the local authority as regards to planning consent.

The local planning authority is Erewash Borough Council.

## Legal Costs

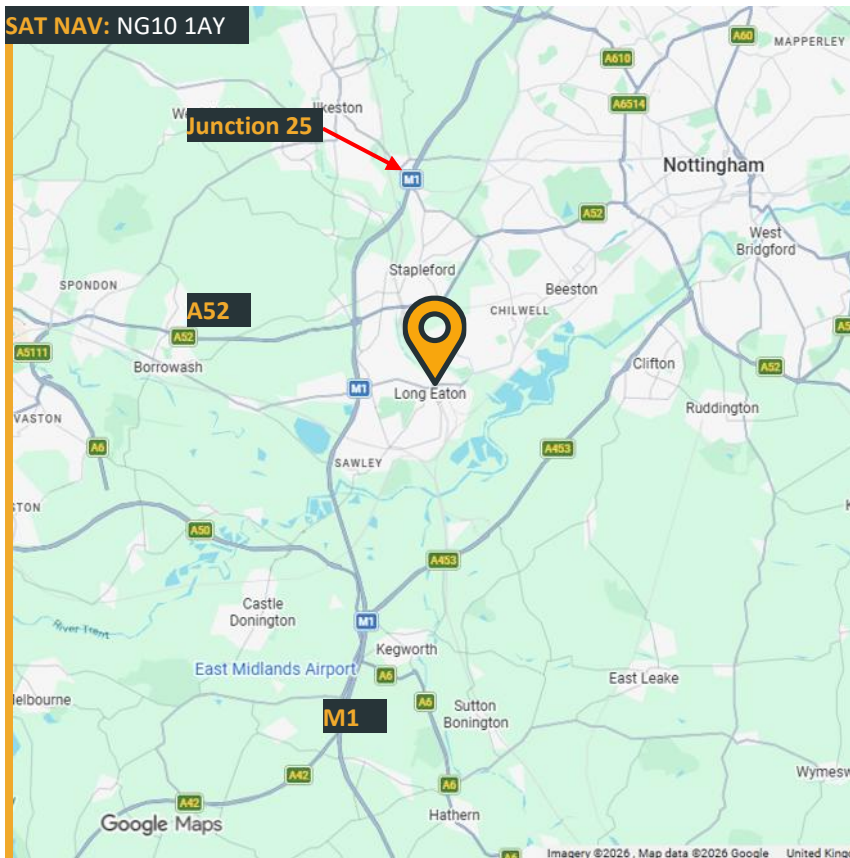
Each party to be responsible for their own legal fees.

## Energy Performance Certificate

The property's Energy Performance Certificate is being reassessed.

## Identity Checks

FHP are obliged by HMRC to ensure that we have sourced and proven the identity of the purchaser. As a consequence, proof of identity and verification may be required to satisfy our legal obligations to HMRC.

**SAT NAV: NG10 1AY**

## Price

The freehold is available with vacant possession at a price of:

**£275,000**

**(Two Hundred and Seventy-Five Thousand Pounds)**

## VAT

VAT is payable at the prevailing rate.

## Further Information

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

### Corbin Archer

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10 Nottingham Road,  
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04/09/2026

Please click here to read our "Property Misdescriptions Act". E&OE.