



A COMMERCIAL LOCK-UP STORAGE UNIT

Unit B, Main Street, Long Eaton,  
Nottingham NG10 1GN

**Price Guide £75,000-79,950**

**Leasehold**

\*\*\*GUIDE PRICE £75,000 - £79,950\*\*\*

A commercial lock-up storage unit in the heart of Long Eaton town centre, which is let and producing around £4,968 including VAT PA. This is below market value rent so there is asset management opportunity in 2025 and is suitable for pensions/SSAS.

This unit is ideal for someone wanting to store stock, or those in need of space for items. The unit is accessed via a secure roller shutter door.

The unit provides versatile space within a sought after location that could be put to many uses.

The unit is located off Main Street, within walking distance of Long Eaton town centre and the train station. Excellent transport links include J25 of the M1 motorway and the A52 providing direct access to Nottingham and Derby.

Contact the office for further information or to arrange your viewing on site.

#### Communal Access

With roller shutter door to the front, light, power, emergency access to flats above and leading to:

Secure Storage Area 36'2 max x 35'3 max approx (11.02m max x 10.74m max approx)  
With light and power. Currently being utilised as secure storage space. Access door leading to the auxiliary communal staircase.

#### Agents Note

Leasehold Property 999 years from 2016.

The property is Let with the current lease running from 1st November 2020 for 5 Years.

Current rent is £414 inc VAT PCM.

There is a ground rent of £1,065.71 x 2 8 paid twice a year.

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.