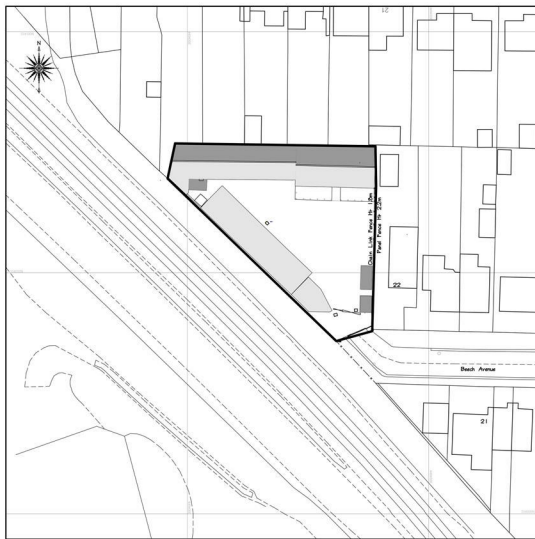
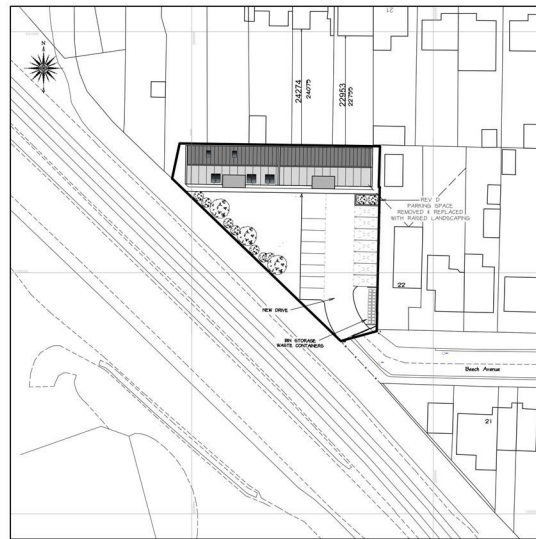


Beech Avenue,
Long Eaton, Nottingham
NG10 2AX

Price Guide £425-450,000
Freehold



EXISTING BLOCK PLAN
1:500



PROPOSED BLOCK PLAN
1:500



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NOTES

All dimensions must be checked on site and only scaled from this drawing for planning purposes only

A	APR 2021	SCALE CORRECTED TO 1:500
D	APR 2021	REVISED FOR PLANNING
C	SEP 2021	DRAFT 1
B	SEP 2021	REVISED PROPOSAL
A	JUL 2021	REVISED FOR PLANNING
Date		Revisions

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Client

MEGERS OAKLEY

Location

LEISURE TRAIL UK LTD
OAKLEY YARD
BEECH AVENUE
LONG EATON
NOTTINGHAMSHIRE
NG10 2AX

Proposal

DEVELOPMENT OF
EXISTING SITE TO
FORM 10 NEW
BUILD APARTMENTS

Drawing Title

EXISTING & PROPOSED
BLOCK PLANS

Scale

1:500

Date

SEP 2019

Drawn by

K.J.L.

Org No.

J2594-102

Revision

E



Any Lodge, Teyford Road, Winton, Derby, DE65 9DE

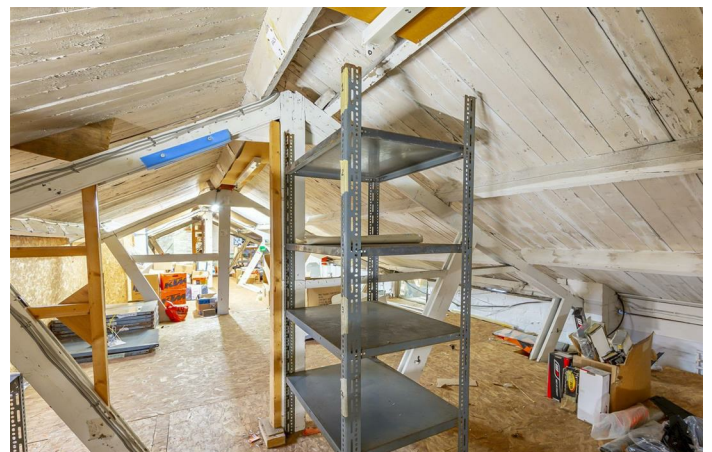
A rare opportunity has arisen to purchase a substantial freehold industrial unit offering a LARGE Showroom with storage. The property has PLANNING PASSED for a development of 10 apartments. Application Number 01/22/0011 Erewash Borough Council

The unit has been previously occupied as a bike showroom and comprises separate workshop areas, office space and show room space and yard area.

The unit provides large versatile space within a sought after location that could be put to many uses, with potential to also split into smaller units, subject to a buyers requirements.

The unit is located off Nottingham Road in Long Eaton, within walking distance of Long Eaton and the ring road of Long Eaton. 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.



Main Bike Show Room

52'9 × 26'10 approx (16.08m × 8.18m approx)

Double glazed windows to the front, double glazed double entrance door, open show room space with archway leading through to:

Office

24'11 × 11'9 approx (7.59m × 3.58m approx)

Counter unit, ceiling light point, open through to main bike store and sitting area.

Guest Seating Area

8'4 × 8'3 approx (2.54m × 2.51m approx)

Open through to main show room with opening to the counter area.

Office 1

11'6 × 8' approx (3.51m × 2.44m approx)

UPVC double glazed window to the front, ceiling light point, glazed internal windows to reception area and store. Archway through to:

Storage Cabinet

6'11 × 4'6 approx (2.11m × 1.37m approx)

Window to main show room, ceiling light point, shelving for additional storage space.

Counter Store

16'6 × 8'6 approx (5.03m × 2.59m approx)

Doorway leading through to counter with rear store and mail office. Internal panelled door with stairs to the first floor.

Second Store

18'11 × 8'9 approx (5.77m × 2.67m approx)

Racking unit, stairs to the second floor.

Rear Store/Stock Room

23'11 × 21'7 approx (7.29m × 6.58m approx)

Internal door to second stock room with rear access door to front yard.

Internal Show Room

35'3 × 14'4 approx (10.74m × 4.37m approx)

Glazed door to rear store with opening through to service area. Panelled door to:

Separate w.c.

4'5 × 3'7 approx (1.35m × 1.09m approx)

Low flush w.c., vanity wash hand basin, tiled splashbacks.

Roof Storage

60'8 × 15'10 approx (18.49m × 4.83m approx)

With two staircases offering useful versatile storage space.

Front Yard

Brick Built Compressor House

With light and power.

Workshop 1

24'10 × 18'7 approx (7.57m × 5.66m approx)

With light and power.

Workshop 2

29'6 × 19'8 approx (8.99m × 5.99m approx)

With light, power, doorway through to:

Workshop 3

29'7 × 19'8 approx (9.02m × 5.99m approx)

Sliding door to the front yard area, light and power, doorway through to separate pedestrian access doorway to front yard area.

Office Area

Lobby

7'4 × 2'10 approx (2.24m × 0.86m approx)

Doors leading off to:

Office

11'6 × 12'8 approx (3.51m × 3.86m approx)

UPVC double glazed window to the front, light and power.

w.c.

7'8 × 2'8 approx (2.34m × 0.81m approx)

Window to the rear, low flush w.c., vanity wash hand basin.

Kitchen

14'10 × 8'6 approx (4.52m × 2.59m approx)

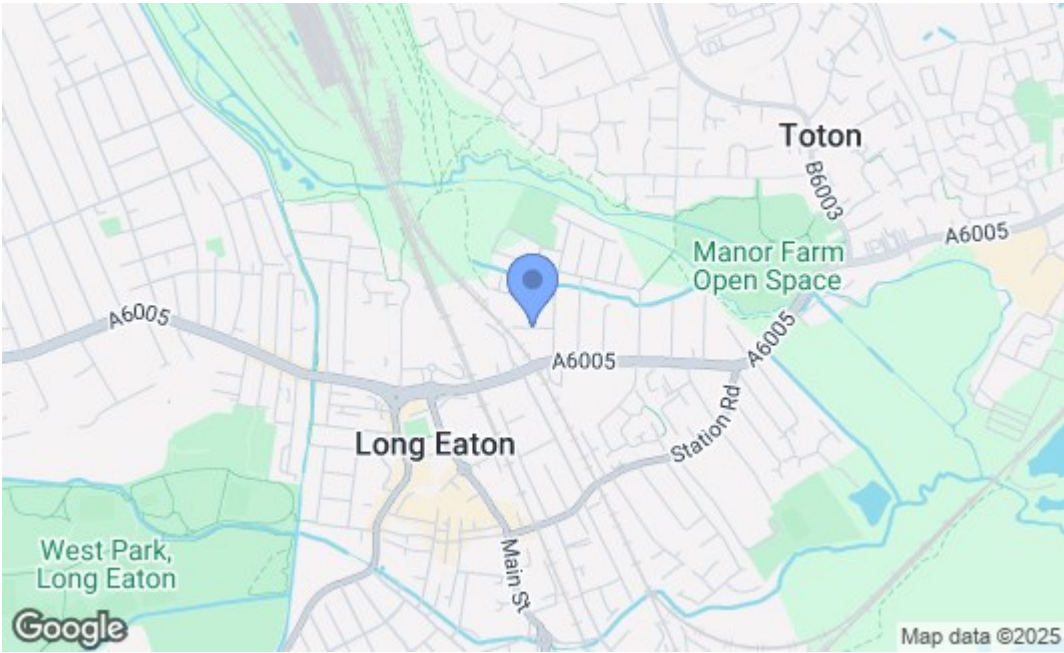
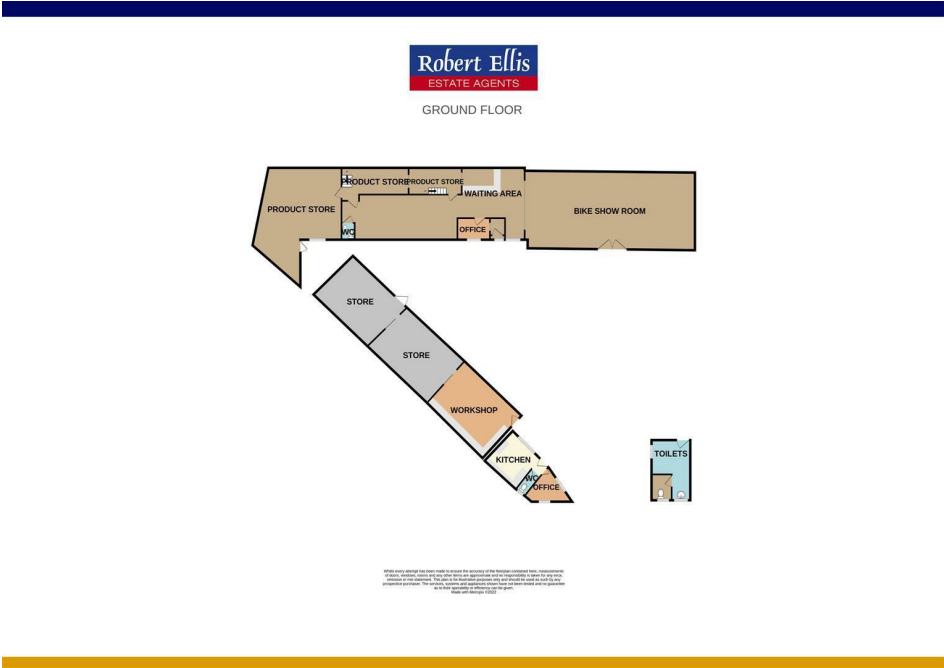
Double glazed window to the front, light, power, stainless steel sink with mixer tap above, space and point for free standing fridge freezer.

Toilet Block

9'3 × 5'11 approx (2.82m × 1.80m approx)

UPVC double glazed windows to the front and side, low flush w.c., urinal and pedestal wash hand basin.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.