



Ic, New Tythe Street, Long Eaton,  
Nottingham NG10 2DL

**£175,000 Freehold**



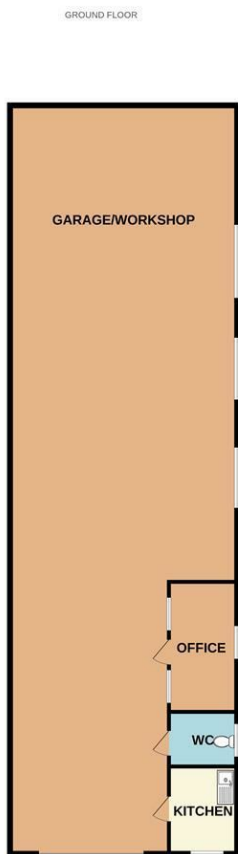
# New Tythe Street, Long Eaton, Nottingham NG10 2DL

THIS IS A COMMERCIAL BUILDING LOCATED ON NEW TYTHE STREET WHICH IS APPROXIMATELY 1560 SQ.FT. IN SIZE AND PRODUCES AN ANNUAL RENT OF £6,600. THE PROPERTY IS LET ON A MONTHLY LICENCE WHICH WAS FIRST SIGNED IN MAY 2010.

New Tythe Street is situated on the outskirts of Long Eaton town centre and the property is let to a private individual who uses the building for car maintenance and repair. The building is entered through a secure personal door from the car park and there is also a full height roller shutter door at the front which allows access for vehicles and larger items. The building is heated by an independent gas central heating system (gas not connected) and includes a main workshop (73' x 22') and within this space there is an office, kitchen and w.c. There is also secure access to the rear of the building and there is car parking at the front.

The building is being sold with the current tenant in place, or with the required notice period to the tenant, it can be sold with the benefit of vacant possession.

The building is only a few minutes walk away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, the well regarded Clifford Gym is located on Regent Street and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Workshop 73' x 22' approx (22.25m x 6.71m approx)  
Having a roller door and personal secure door to the front, personal secure door to the rear, 6 radiators and within this overall floor area there is:

Office 16' x 6' approx (4.88m x 1.83m approx)  
Security window to the side and a radiator.

Separate w.c. 6' x 4' approx (1.83m x 1.22m approx)  
Wall mounted gas boiler, low flush w.c. and a hand basin.

Kitchen 6' x 6' approx (1.83m x 1.83m approx)  
Sink with a cupboard below, work surface and a secure window to the front.

Parking  
There is parking provided in front of this unit.

Directions  
Proceed out of Long Eaton along Waverley Street and at the traffic lights turn left onto Station Road. Turn right into New Tythe Street and the property is situated on the left hand side.  
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.