

# Robert Ellis

look no further...



New Tythe Street,  
Long Eaton, Nottingham  
NG10 2DL

**£225,000 Freehold**

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/robertellisestateagent



@robertellisea



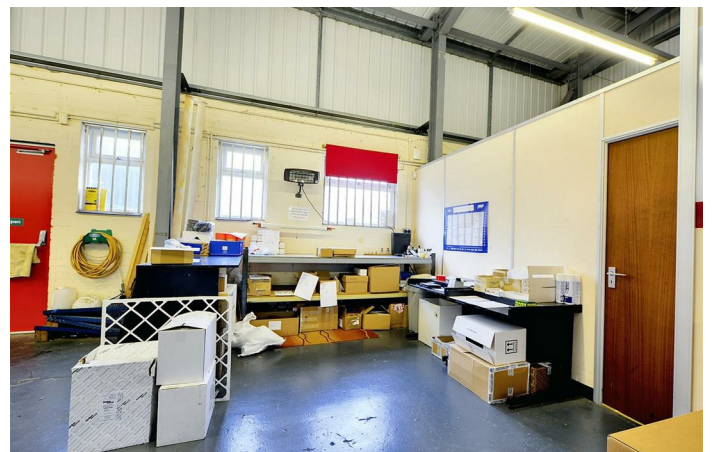


A SELF CONTAINED COMMERCIAL PROPERTY WHICH IS APPROX 2,146 SQ.FT. IN SIZE AND PRODUCES AN ANNUAL RENT OF £13,400. THE PROPERTY IS LET TO AIR CAT LTD.

Being located on the outskirts of Long Eaton town centre, this commercial property is currently let to an established business which has been based in the premises for several years.

The building includes a reception room, a main office at the front of the building and a large warehouse which incorporates two further offices and there are both male and female toilet facilities. The building is heated by a gas central heating system and has parking at the front for up to 8 vehicles.

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.





### Reception Area

13' x 8'10 approx (3.96m x 2.69m approx)

Door and opaque double glazed window to the front, radiator and a reception counter.

### Hall

With doors leading to office, toilet and warehouse.

### Lobby

### Gents w.c.

Having a hand basin, radiator and two separate w.c. cubicles.

### Office 1

16' x 10' approx (4.88m x 3.05m approx)

The main office is situated to the front of the building and this has two double glazed windows to the front and a radiator.

### Kitchen

Off the main front office there is a kitchen area with a hand basin set in a surface with cupboards below, tiling to the walls, tiled flooring, double fronted mirror wall cabinet and an opaque double glazed window.

### Separate w.c.

Being half tiled with a low flush w.c. and opaque double glazed window.

### Warehouse

46' to 42 x 38' overall approx (14.02m to 12.80m x 11.58m overall approx)

The main warehouse has double entrance doors leading out to the car park at the side, double glazed windows to either side of the warehouse area, sink with hot and cold taps and a Baxi wall mounted boiler.

### Office 2

12' x 10' approx (3.66m x 3.05m approx)

To the front of the warehouse there is an office with two double glazed windows to the front and a radiator.

### Office 3

10' x 7' approx (3.05m x 2.13m approx)

Double glazed window and a radiator.

### Outside

There is parking provided for up to 8 vehicles at the front of the building.

### 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.

8256AMMP



GROUND FLOOR



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 operation or efficiency can be given.  
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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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