



12 High Street, Long Eaton, Nottingham,  
NG10 1GH

£650 PCM

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# 12 High Street Long Eaton, Nottingham NG10 1GH

An opportunity to let a ground floor retail unit offering approximately 61 SQM (652 SQft) of internal space.

Currently used as a key cutting and laundrette business the property will be available from 1st of April on a new internal repairing lease.

The property is in a prime position within a pedestrian precinct of Long Eaton High Street. Long Eaton is a busy market town with a resident population of approximately 44,000. The High Street benefits from a good footfall and houses a range of national and independent retailers and service providers. Long Eaton is also home to Tesco Extra and Asda superstores.

The unit is simply laid out with a retail space of approximately 46 SQM. 10SQM Storage/workshop, staff kitchen and WC

With the possibility of incentives we recommend an internal viewing to appreciate the potential on offer.

Retail 37'0" x 13'5" (11.3 x 4.1)

Near full width shop frontage with window and door.

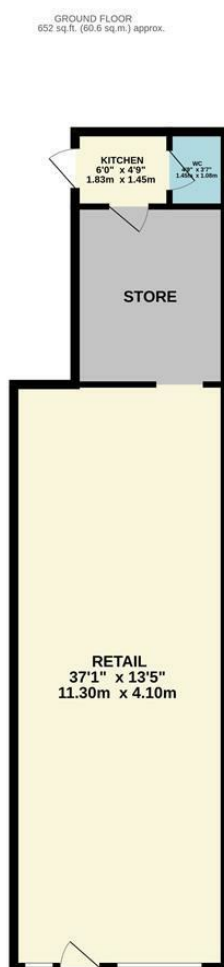
Store/Workshop 11'3" x 9'6" (3.45 x 2.91)

Staff Kitchen 4'8" x 6'0" (1.43 x 1.83)

Staff WC 4'7" x 2'7" (1.4 x 0.8)

## Agents Notes

The property is available immediately on a new commercial lease - terms to be negotiated. The current rateable value is £9,400 This is not the amount payable, but used to calculate business rates. For example, the current small business rates multiplier is 49.9p resulting in approximate rates payable of £4,606. As the Rateable Value is below £12,000 Small Business Rate Relief may be available. For more information and to check eligibility please contact Erewash Borough Council.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 sq.m.) approx.  
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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