Robert Ellis

look no further...

69 High Street
Long Eaton, Nottingham NG10 1JB

A PROMINENT GROUND FLOOR HIGH STREET RETAIL UNIT
TO LET

£1,000 PCM

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An opportunity has arisen to let a prominent ground floor high street retail unit within the centre of Long Eaton.

Formerly, and for many years, an amusement arcade, this highly visible corner unit is ideal for a range of businesses looking for high pedestrian footfall.

The unit offers a straight forward and easy to adapt open space offering approximately 86sqm of retail and useable space with a staff kitchen and WC facility.

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 property benefits from an electric security roller shutter door to the front, has an integrated ADT security alarm and there is a useful loft storage area accessed via a pulldown ladder.

Available immediately on a new exclusive lease - terms to be negotiated.

RETAIL SPACE 57'1" x 16'2" (17.4 x 4.94)
An open space of approximately 86sqm with suspended ceiling with LED lighting, corner shop frontage with near full height bay windows, set back entrance lobby with double doors and electric security roller shutters. Pull down hatch and ladder to approximately 9sqm of storage space.

KITCHEN 6'6" x 5'11" (2 x 1.82)
Two stainless steel sink units, storage cupboard and work surfacing.

STAFF WC 2'8" x 6'6" (0.83 x 2)
Wash hand basin, low flush WC.

AGENTS NOTES
The property is available immediately on a new commercial lease - terms to be negotiated. The current ratable value is £18,250. 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 £9,106.75.

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.

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