

RETAIL UNIT TO LET

# 79 HIGH STREET

Long Eaton, Nottingham, NG10 1JB



## Key Highlights

- Prominent position fronting the High Street on the main retail thoroughfare.
- 1,663 sq ft across ground and first floors.
- Suitable for retail, financial / professional services, office, or clinical uses (STPP).
- Available on a new lease.
- Excellent regional connectivity to Nottingham, Derby, and J25 of the M1.
- Strong visibility opposite New Street with footfall from adjacent Beaconsfield Pay & Display car park.

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## LOCATION

Long Eaton is a traditional market town within Derbyshire, located approximately 8 miles southwest of Nottingham, 11 miles east of Derby and 14 miles north of Loughborough

The town benefits from excellent transport links via A52, M1 J25, and Long Eaton Railway Station providing direct services to London St Pancras (approx. 1 hr 45 mins).

## SITUATION

The property fronts directly onto the High Street, the town's principal retail pitch.

The property sits opposite the junction of New Street and is adjacent to the pedestrian access connecting Beaconsfield's Pay and Display car park.

Nearby occupiers include: Vodafone, Boots, Timpson, B&M, Greggs, Card Factory, Bonmarche and various independent retailers

## DESCRIPTION

The premises comprises a former bank arranged over ground and first floors, offering flexible commercial accommodation suitable for a variety of uses.

Ground Floor (827 sq ft)

- Predominantly open plan retail / sales area
- Private meeting room
- Rear office area
- :Suspended tile ceilings
- Recessed lighting panels and spot lights
- Laminated wood flooring
- Daikin air-conditioning units
- 7 CCTV cameras

First Floor (836 sq ft)

- Additional office accommodation
- Raised timber flooring
- Suspended tile ceilings and recessed lighting
- Dailin air-conditioning units
- Staff kitchen and WC's



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## ACCOMODATION

FLOOR AREA	SQ FT	SQ M
Ground Floor	827	76.83
First Floor	836	77.66
<b>TOTAL</b>	<b>1,663</b>	<b>154.49</b>

## LEASE TERMS

The property is available by way of a new lease with flexible terms

## RATEABLE VALUE

- Rateable Value 2023 - £24,250
- Rateable Value 2026 - £18,250

## RENT

£23,000 per annum

## EPC

Rating: C (75)

## VAT

TBC

## LEGAL COSTS

Each party to bear their own legal costs incurred

## VIEWING AND FURTHER INFORMATION

Strictly by appointment via the Sole Agents, Savills.

## CONTACTS

For further information please contact:

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