

Lot 6

40-46 High Street, Long Eaton,
Nottinghamshire NG10 1LN

GUIDE PRICE: £250,000



**TRIPLE HIGH STREET RETAIL OUTLET
WITH UPPERS**

This two storey mid terrace commercial property of about 6,500 sq ft arranged as a triple fronted ground floor shop unit with ancillary accommodation above is located within a prime High Street position within the pedestrianised retail thoroughfare of the main town centre. The property benefits from 7 parking spaces, a goods lift and a loading area to the rear. Found on the north side of High Street where other nearby traders include Phones 4 U, Clintons, W H Smith, Ryman, Boots and immediately adjacent to both Ladbrokes and Peacocks. Long Eaton is a market town situated approximately 8 miles south-west of Nottingham city centre with Long Eaton main line railway station about 1.5 miles distant and easy vehicular access to the M1 Motorway (junctions 24 and 25). The property is being offered with the benefit of full vacant possession.

ACCOMMODATION

Gross Frontage: 52'6" (16m).

Internal Width: 51' (15.5m).

First Floor: Ancillary area 3176 sq ft (295 sq m).

Ground Floor: Sales area 3367 sq ft (312.79 sq m).

Outside: Rear parking spaces for 7 vehicles and loading area.

NOTE: The property has previously been let at £72,500 pa and has an ERV of £80,000 pa

LOCAL AUTHORITY & TAX RATING

Erewash Borough Council: 0115 907 2244

Rateable Value: 72,500

TENURE Freehold

VIEWING TIMES:

By appointment through the Auctioneers

JOINT AUCTIONEERS

Brendons Commercial, 104 Pitshanger Lane,
Ealing, W5 1QX, 020 8998 7748



STARTING BID

FINAL BID

NOTES

SOLD **UNSOLD** **SOLD PRIOR** **WITHDRAWN**