85-89 High Street, Nottingham NG10 1JB

TO LET
FOR SALE

Former Dorothy Perkins - Available at a Quoting rent of £35,000 per annum

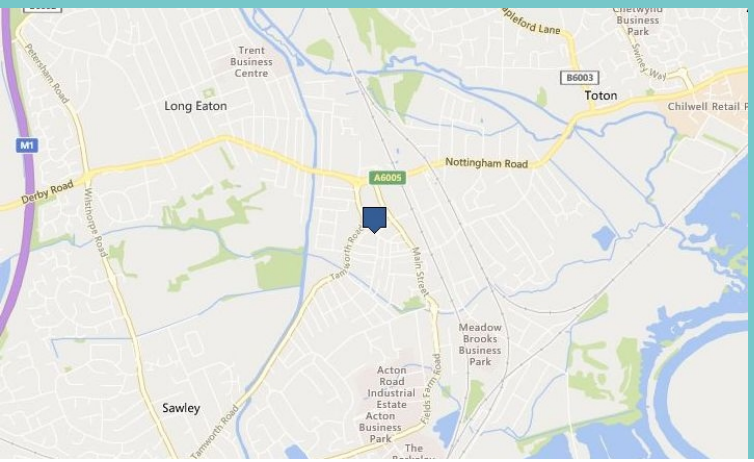
5,316 Sq Ft (494 Sq M)

85-89 High Street, Nottingham NG10 1JB

DESCRIPTION

The property is located in the middle of Long Eaton's High Street, the main shopping area in the busy market town. Nearby occupiers include the Nottingham Building Society, Thomas Cook, Card Factory and Santander. The property comprises a large, two-storey retail premises with the sopping area and changing rooms on the ground floor, with separate, external access to the first floor where the stock rooms, offices and toilets are located. There is a goods lift which services both floors. Available To Let Now. The landlord may Sell.

- **Prominent retail unit split over two levels**
- **Located in the centre of Long Eaton town centre**
- **Large retail space with ancillary accommodation above**
- **A1 (Retail) use**
- **Large pay & display car park at the rear**
- **Rear loading access**



LOCATION

Long Eaton is a busy market town, located approximately 8 miles south of Nottingham. The property is located in the middle of Long Eaton's high street, among the majority of the national retailers that are trading here. There are a number of national retailers and local businesses trading along this high street as well as the market place.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	2,776	0
First Floor	2,540	0
Total	**5,316**	**494**

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

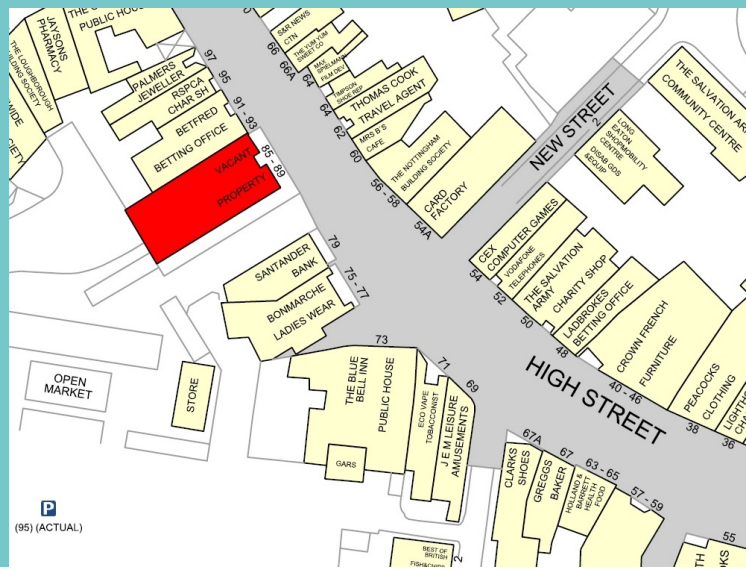
Rateable Value : £55,500

TERMS

The property is to be let on terms to be agreed

A sale of the property would also be considered

EPC The property has an EPC rating of D. Certification and Recommendation Reports are available upon request.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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