

FOR SALE - INVESTMENT

**Clifton Avenue
Long Eaton
Nottingham NG10 2GA**

- ▶ 4,208 sq ft (391 sq m)
- ▶ Let to Motor Parts Direct Ltd for a trade counter and storage use
- ▶ Income producing with current rental of £37,000 per annum
- ▶ Located within long established industrial area in Long Eaton
- ▶ Close to A52/M1 J25



Clifton Avenue, Long Eaton, Nottingham NG10 2GA

Location

Long Eaton is located on the Derbyshire/Nottinghamshire border just off the A52 and M1 J25, 10 miles from Derby and 7 miles from Nottingham. Given the strategic position, Long Eaton has a very long established industrial and manufacturing base predominantly located within a large hub to the south/south west of the town centre.

The property is located on Clifton Avenue, within a small industrial estate close to the key industrial areas off Fields Farm Road.

Long Eaton train station is under 2 miles away.

Description

The property is a semi-detached unit of steel portal frame construction with blockwork infill and brick elevations to the ground floor and profile cladding to the upper parts, under a pitched profile insulated clad roof with translucent light panels.

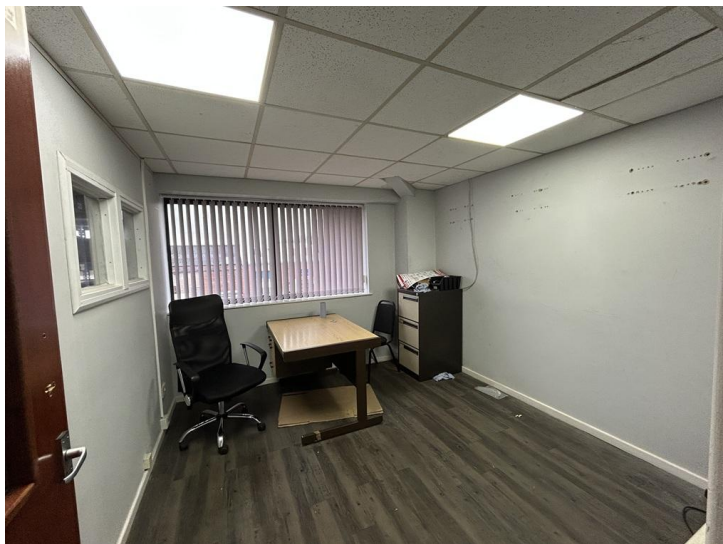
The ground floor comprises a full height glazed trade counter in the front section with storage to the remainder.

There is an integral first floor over the width of the front section of the building that can be separately accessed via a personnel door off the car park as well as internally. This accommodation has a concrete floor and is fitted as offices with laminate flooring, suspended ceilings with inset light panels. There is a large room currently used as storage, a separate office along with w.c. facilities.

The mezzanine is supported by steel beams and pillars and provides substantial storage which can be accessed from front and rear staircases and has strip lighting.

To the front is an enclosed car park/yard area with double metal gates.





Accommodation

	SQ M	SQ FT
Ground Floor	201.05	2,164
First Floor	47.88	515
Mezzanine	142.08	1,529
Overall GIA	391.01	4,208

The property has been measured on a Gross Internal Area basis

Planning

The premises has an established use falling under Class B8 (Storage & Distribution) of the Use Classes Order 1987 (as amended).

Tenure

The property is being sold subject to the existing lease to Motor Parts Direct Ltd from 1st November 2024 for a term of 10 years at the current passing rental of £37,000 per annum. There is a 5 year tenant break and rent review. Full details are available on request.

Motor Parts Direct Ltd (Co. No. 03604992)– The principle business of the company is the wholesaling of motor vehicle components and accessories through a growing network of 181 branches, from 178 reported previously. Turnover for 2025 was £242,020,455 – Source Annual Report 2025 via Companies House.

Price

Freehold guide of £585,000

VAT

We understand that VAT is not applicable on the purchase price.

Legal Costs

Each party to bear their own legal costs incurred.

EPC

The property has an EPC rating of C (54) and is valid until 26 September 2034.

Further Information & Viewings

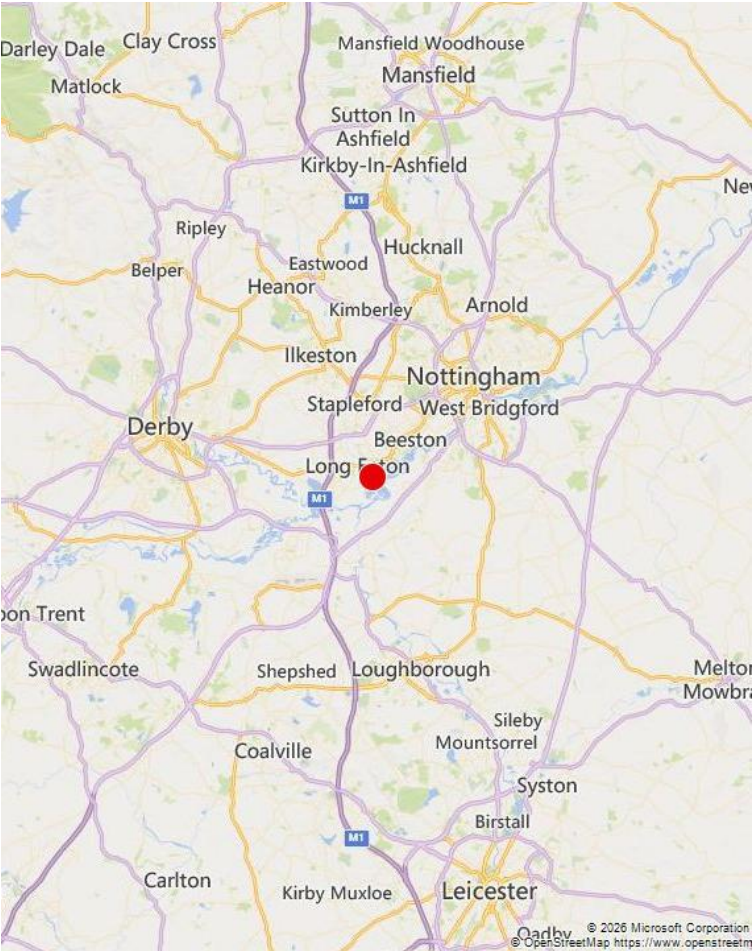
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Anti Money Laundering

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required prior to any offer being accepted.

Clifton Avenue, Long Eaton, Nottingham NG10 2GA



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