

36 High Street | Long Eaton | Nottingham | NG10 1LN

Prominent retail unit in Long Eaton town centre

Ground Floor Sales 128.2m² (1,380ft²)

- Centrally located on Long Eaton's prime pitch
- Close proximity to town's principal car park
- Service yard at the rear with four car parking spaces
- Nearby operators include **Boots**, **Peacocks**, **Greggs** and **B&M**
- Quoting rent £18,000 per annum exclusive



TO LET



Location



Gallery



Contact



Location

Long Eaton is a market town within Nottinghamshire, situated some 9 miles southwest of Nottingham City Centre and 10 miles east of Derby. Long Eaton has a resident population of 44,000 persons and a district population of 106,000 persons.

The property is centrally located on a pedestrianised prime pitch of the High Street, surrounded by a plethora of household names including Boots, B&M, Holland & Barrett, Peacocks, and Greggs.

The Property

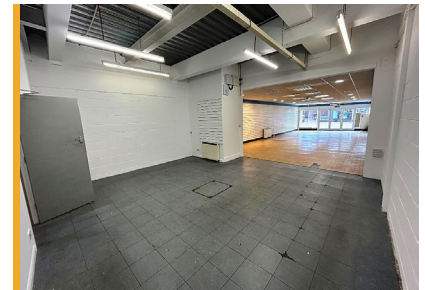
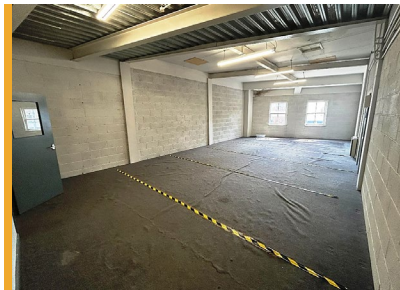
The subject property comprises ground and first-floor retail unit, available for immediate occupation. The ground floor offers open-plan sales space, along with a WC and ancillary storage. The first floor provides staff welfare facilities including a WC and kitchen, as well as additional storage areas. The property also benefits from rear access suitable for loading and deliveries, together with four allocated car parking spaces serving the unit.

Accommodation

The property provides the following accommodation:-

Floor	m ²	ft ²
Ground Floor Sales	128.2	1,380
Ground Floor Ancillary	23.8	256
First Floor Ancillary	74.8	805
Total	226.8	2,441

(These measurements are given for information purposes only.)





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Lease Terms

The property is available on a new lease for a term of years to be agreed.

Rent

The property is available at a rent of:

**£18,000 per annum exclusive
(eighteen thousand pounds)**

Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value from 1st April 2026: £24,250

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.

EPC

The property has an EPC rating of C - 68.



VAT

VAT is applicable at the prevailing rate.

Service Charge / Insurance

The service charge for the current year is budgeted at £1,350 per annum plus VAT. The buildings insurance from June 2025 is £2,160 per annum plus VAT.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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