

14 Market Place | Long Eaton | Nottingham | NG10 1LS

Highly prominent retail unit in Long Eaton Town Centre

Ground Floor Sales 106m² (1,139ft²)

- Prominent return frontage on to Market Place
- Centrally located on Long Eaton's prime pitch
- Nearby operators include **Costa Coffee**, **Subway**, **Boots Opticians** and **The Loughborough Building Society**
- Quoting rent £18,000 per annum exclusive



TO LET



Location



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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 Market Place. The property is surrounded by a plethora of national and regional tenants including **Costa Coffee**, **Subway**, **Boots Opticians** and **The Loughborough Building Society**.

The Property

The subject property comprises a ground and first-floor retail unit. The ground floor offers an open-plan sales area, together with staff facilities and ancillary storage to the rear. The first floor provides additional storage accommodation and a staff WC.

The property also benefits from side access, suitable for loading, deliveries, and bin storage.

Accommodation

The property provides the following accommodation:-

Floor	m ²	ft ²
Ground Floor Sales	106	1,139
First Floor Stores	20	214
Total	126	1,353

(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: £13,750

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 D – 87.



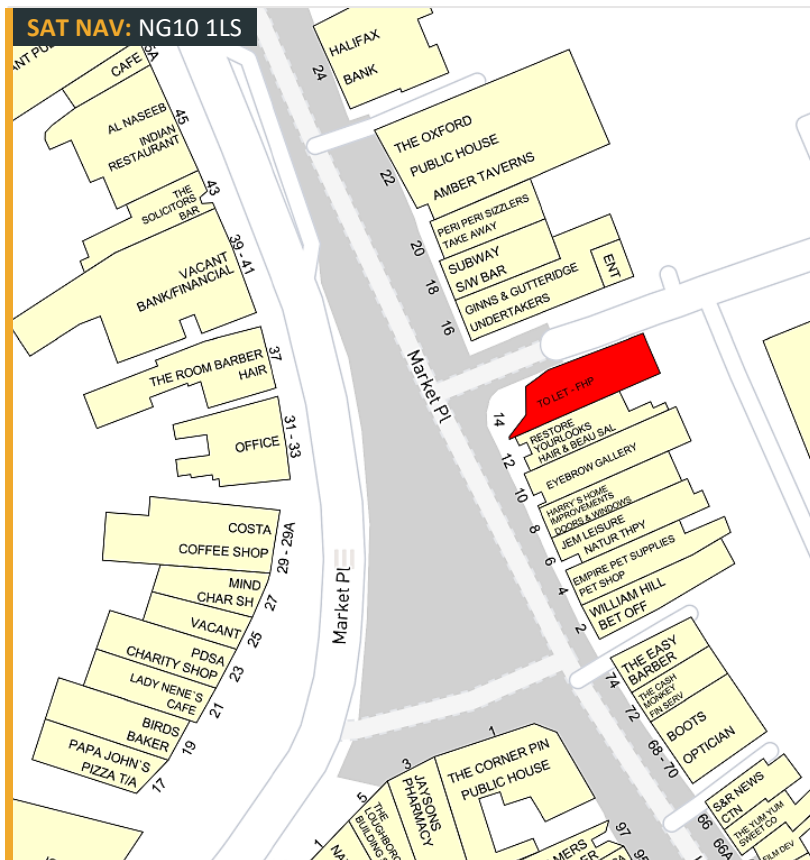
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VAT

VAT is applicable at the prevailing rate.

Service Charge

The service charge for the current year is budgeted at £2,726 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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29/06/2026

In accordance with The Estate Agents Act we would declare that a Director of FHP has a financial interest in the property.