

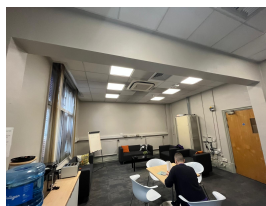
RETAIL/OFFICE LONG EATON



51 Market Place, Long Eaton, Nottingham NG10 1JP



FOR SALE



EPC

A copy of the Energy Performance Certificate is available on request.

ACCOMMODATION

Ground Floor	3,402 sq ft	316 sq m
First Floor	1,846 sq ft	171.5 sq m
Second Floor	447 sq ft	41.5 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£45,000
Rates Payable (2025)	£22,455

This information is for guidance only, interested parties to make their own enquiries.

LOCATION

Long Eaton is located approximately 6 miles southwest of Nottingham, between Junctions 24 and 25 of the M1. The town has a population of around 38,000 and is well-connected, with direct bus and rail links to Nottingham city centre. The town's prime retail area is situated on the High Street, with Market Street continuing directly north from it.

SITUATION

The property is located at the junction of Market Place with Regent Street. Surrounding retailers include **Halifax, Costa Coffee** and **Subway**. Access is via the main entrance on Market Place, with additional access points on the northern side of the property off Regent Street and another at the rear, accessible via the property's large car park. The premises comprise a ground floor retail unit, along with a range of smaller offices, WCs, and storage areas across the additional levels.

TENURE

Freehold with vacant possession.

GUIDE PRICE

Offers in excess of £415,000.

ANTI MONEY LAUNDERING

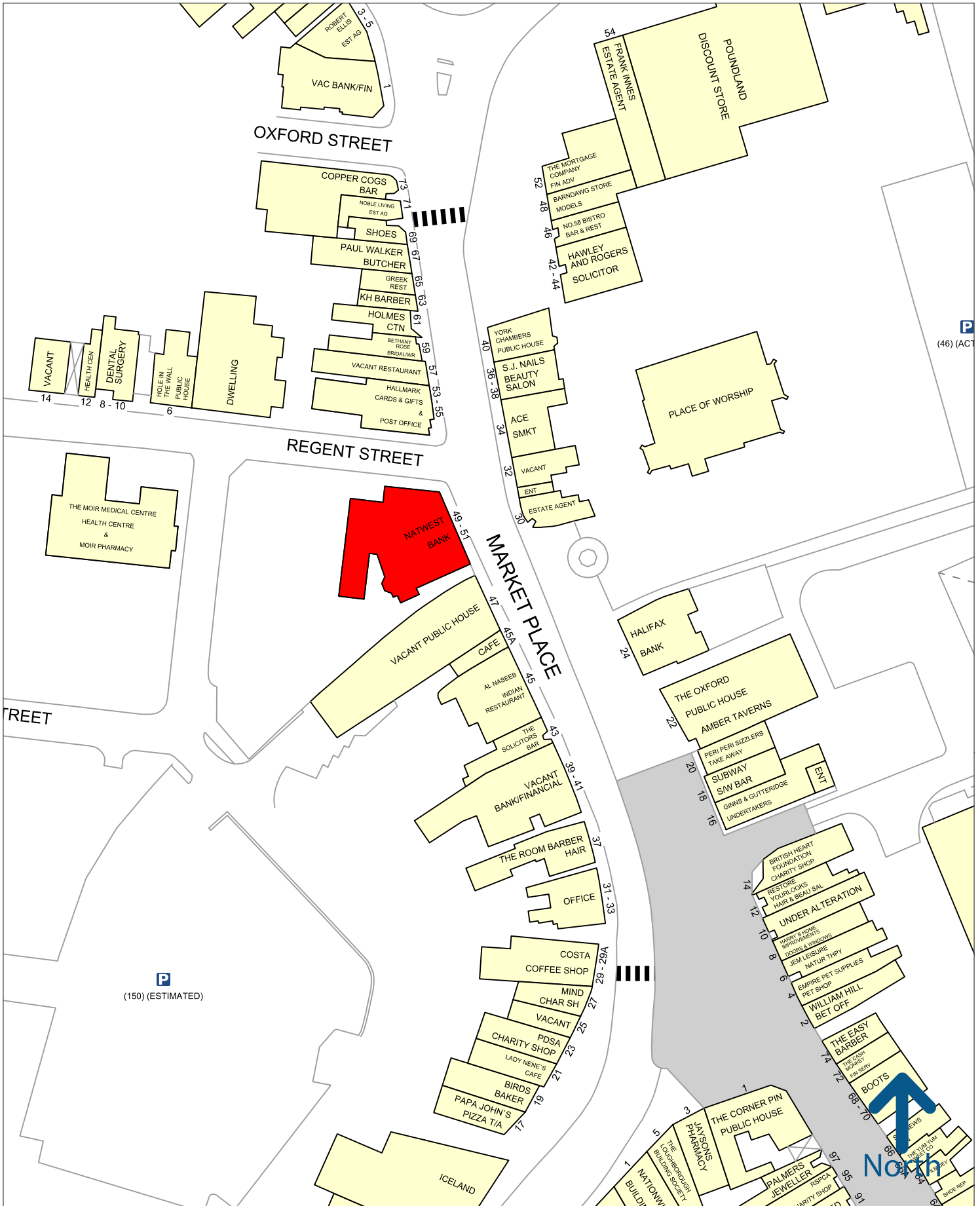
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWING & OFFERS

This property is being sold through an informal tender process hosted on **Offr.io**. To view full details and participate in the sale, please scan the QR code above. All interested parties must register on **Offr.io** to submit an offer.

BWD

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50 metres

Experian Goad Plan Created: 08/05/2025
Created By: Bidwell Webber De Pons Ltd