



50 Tamworth Road,
Long Eaton, Nottingham
NG10 3LW

£595 PCM

A PRIME RETAIL OPPORTUNITY IN A CENTRAL LONG EATON LOCATION, PREVIOUSLY USED AS A HAIR DRESSERS.

An excellent opportunity to lease a versatile retail/shop unit situated on the popular Tamworth Road in Long Eaton, offering a high level of footfall and visibility. Offered in a clean, tidy condition.

The property is suitable for a variety of uses (subject to any necessary consents) and is available on a long-term let, now vacant and ready for immediate occupation—ideal for both established and new businesses.

The accommodation comprises a main retail space, additional office or secondary retail room, kitchenette, W.C., and a conservatory to the rear, providing further usable space. Externally, there is an enclosed yard area.

Positioned within easy walking distance of Long Eaton town centre, Sawley, and the train station, the location offers excellent accessibility for both customers and staff.

Offered at £595 PCM, this represents a fantastic opportunity to secure a well-located commercial premises.

Retail Space 13'6 x 18'9 approx (4.11m x 5.72m approx)
 Large picture window to the front with metal shutters, front door with security cover, wood effect vinyl flooring, radiator, two ceiling lights, two modern panelled walls, door to rear lobby, internet point and ample plug sockets. Ideal for a front display or shop, previously used as a salon/barber.

Rear Lobby 9'5 x 3'2 approx (2.87m x 0.97m approx)
 Laminate flooring, door to kitchenette and office.

Office 9'5 x 10'3 approx (2.87m x 3.12m approx)
 Laminate flooring, side window and window looking into the conservatory, radiator, ceiling light and storage cupboard housing the boiler. This could also be used as a separate retail space.

Kitchenette 7'3 x 6'4 approx (2.21m x 1.93m approx)
 Window and door into the conservatory, vinyl flooring, ceiling light, base units with stainless steel sink, open storage area with space for a fridge and washing machine, door to:

w.c. 5'2 x 2'3 approx (1.57m x 0.69m approx)
 Window to the rear, ceiling light, vinyl flooring, pedestal wash hand basin and low flush w.c.

Conservatory 7'3 x 8'6 approx (2.21m x 2.59m approx)
 Laminate flooring, ceiling light and door to the rear yard.

Outside
 Low maintenance enclosed yard.

Directions
 Proceed out of Long Eaton along Tamworth Road and after going over the canal bridge the property can be found on the right hand side.
 9196JG



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.