



Highly prominent showroom unit

Size 4,352 sq ft (404.37 sq m)

- Open plan showroom with glazed main front elevation
- Dedicated parking bays
- Frontage onto A6005 Nottingham to Long Eaton arterial route
- Adjacent to proposed LIDL store development

# Highly prominent showroom unit - To Let

## Size 4,352 sq ft (404.37 sq m)

### Location

The property is located on the fringe of Long Eaton's Town Centre in a highly visible position fronting Nottingham Road (A6005).

This road is the main arterial route connecting Long Eaton to Nottingham (7 miles, 23 minutes) and provides an onward connection to Derby (10.5 miles, 21 minutes) as well as access to smaller towns such as Beeston, Chilwell, Toton, Breaston and Borrowash.

### Description

The property comprises a semi-detached showroom of steel portal frame construction with a mixture of full height glazing, brick elevations and steel cladding. The building is predominantly single storey providing a large showroom, storage/office space and welfare facilities on the ground floor as well as ancillary office accommodation on the first floor.

The property benefits from a dedicated parking provision within marked spaces to the front of the building.

### Accommodation

The unit comprises the following accommodation:

| USE                    | SQ FT        | SQ M          |
|------------------------|--------------|---------------|
| Showroom               | 3,417        | 317.48        |
| Welfare (ground floor) | 550          | 51.09         |
| Offices (first floor)  | 385          | 35.79         |
| <b>TOTAL</b>           | <b>4,352</b> | <b>404.37</b> |

### Business Rates

The property is assessed as "Showroom & Premises" with a 2017 Rateable Value of £14,750.



### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

### EPC Rating

Full EPC available upon request. Rating (D-87)

### Terms

The premises are available to let by way of a new sub-lease for a term up to 31<sup>st</sup> November 2027. Rent on application.

### Use

The user clause has limitations associated with an auto-centre, or other users permitted by the landlord.

### Further Information

All enquiries through the sole agents.

Sean Bremner

T: 0115 896 6611

M: 07541 505980

E: sean@cppartners.co.uk

### Date of Particulars

December 2018



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