

Leisure / Retail Unit To Let

LONG EATON 47 Market Place

Subject To Vacant Possession



LOCATION

The premises are located in a prominent location on Market Place adjacent to **NatWest**. Other retails in immediate vicinity include, **Halifax**, **HSBC** and **Subway**. One of the town's principle car parks is also located to the rear of the premises.

ACCOMMODATION

The premises is currently arranged as a nightclub, however the landlord would consider converting the unit for retail or another leisure use. The unit provides a ground floor sales area with first ancillary and a large yard / car park to the rear.

The premises comprise the following approximate net internal areas:

Ground Floor Sales	395 sq m	4,253 sq ft
First Floor Ancillary	125 sq m	1,342 sq ft

TERMS

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£27,500 per annum exclusive.

BUSINESS RATES

We have been verbally advised that the property is assessed as follows:

Rateable Value	£27,000
UBR(2013/14)	£0.471
Rates Payable	£12,717

Interested parties should make their own enquiries from the Local Authority to verify this information.

VAT

Unless otherwise stated, VAT will be payable.

LEGAL COSTS

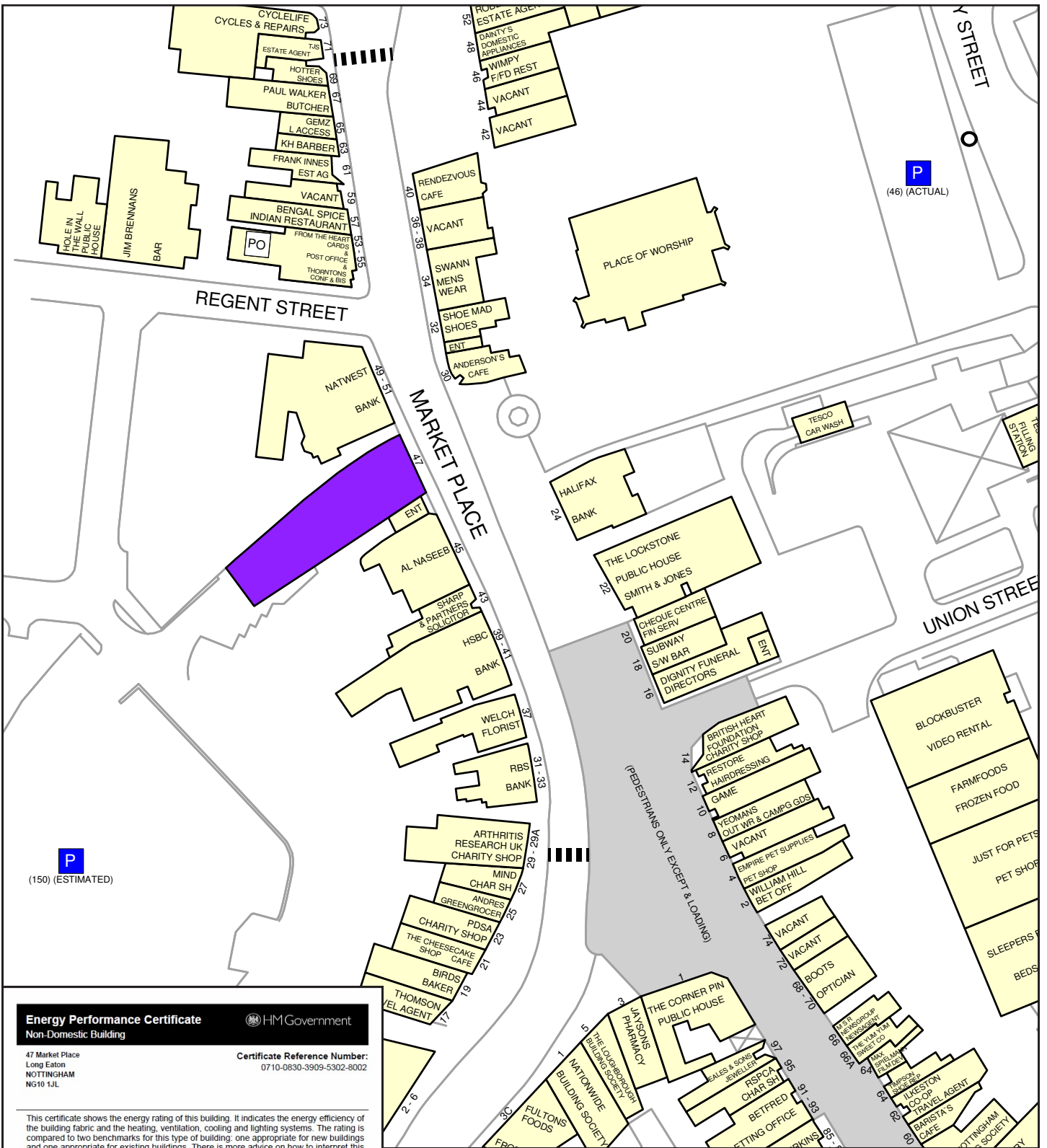
Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

All viewings are strictly by prior appointment.

Ed Bales
020 7016 5340
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Or our joint agents:
FHP Property Consultants
01158 411 167



Energy Performance Certificate
Non-Domestic Building



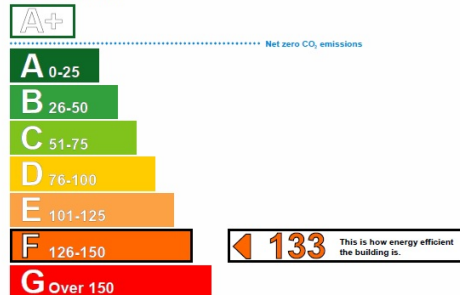
47 Market Place
Long Eaton
NOTTINGHAM
NG10 1JL

Certificate Reference Number:
07 10-0830-3909-5302-8002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 884
Building complexity (NCS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:
55 If newly built
103 If typical of the existing stock

Prime Retail.

Property Consultants

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