WALLACE · JONES

ESTATE AGENTS, VALUERS AND AUCTIONEERS







Rent £12,500 pa

1 Leopold Street | Long Eaton | Nottingham | NG10 4QD

A rare opportunity to rent the former headquarters of Long Eaton Plumbers Merchants close to Long Eaton Town Centre. This property set over three floors includes rear outbuilding and car parking for 4 plus cars. The property has a number of rooms that could be used for office space and large studio area to the second floor.

- Close to Town Centre
- Set over three floors
- Large studio area to second floor
- Includes rear outbuilding
- Parking for four+ cars

Viewing Arrangements

Strictly by appointment

Contact Details

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Location	The property is situated on Leopold Street, which is the first left hand turn after the canal bridge on Derby Road, Long Eaton.
Description	This property set over three floors includes rear outbuilding and car parking for 4 plus cars.
Accommodation	The property has a number of rooms that could be used for office space and large studio area to the second floor.
Services	We understand that mains electricity, water and drainage are available and connected to the property. None of the services or appliances (if any) or heating installations, plumbing or electrical systems have been tested by the letting agents unless otherwise stated, but are believed to be in working condition.
Terms	The property is available to let on a new lease for a term of 3 years without rent review, with the tenant being responsible for all internal repairs and the landlord for external repairs. The tenant will be responsible for the payment of the annual insurance premium and the rent on a monthly in advance basis.
Rates	We understand verbally from Erewash Borough Council that the shop premises have a Rateable Value of £1675. Certain newer or smaller businesses may be exempt from business rates and prospective tenants should contact the council for further information.
Legal Costs	The ingoing tenant will be responsible for the landlord's costs in preparing the Lease which are fixed in the sum of £250 plus VAT. This fee is payable on completion of the tenancy application.
Parking	Yes
Parking Notes	There is parking to the rear for four plus cars.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.