



WALLACE · JONES

ESTATE AGENTS, VALUERS AND AUCTIONEERS

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68-72 Tamworth Road, NG10 3LW

Fixed Price £375,000



0 bedroom Barn Conversion located in

A unique opportunity to buy this prominent former retail unit on Tamworth Road in Long Eaton . Development opportunity located in Long Eaton with a wide range of possibility to transform this great space into something fit for purpose today. Currently still set up as a large retail unit with mezzanine floor and further outbuildings. This property benefits from great location, good sized outside space, and side access via



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Property Description

INVESTMENT/DEVELOPMENT OPPOTUNITY

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This amazing space could be developed subject to planning or kept as a large well positioned retail unit.

The property is found a few minutes' drive away from the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town center as well as sitting on a busy shopping parade within Sawley. Excellent transport links





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include Long Eaton train station which is just across the road and provides rail travel to Nottingham and Derby as well as London, junctions 24 and 25 of the M1, East Midlands Airport and the A52 to Nottingham and Derby. Contact the office to make your appointment to view today, selling with the benefit of no upward chain.

This property comprises large ground floor retail unit, Mezzanine floor with further attic storage, and multiple out buildings including self contained garage unit with separate entrance





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GROSS INTERNAL AREA
FLOOR 1: 3753 sq. ft, 349 m², FLOOR 2: 1706 sq. ft, 158 m²
FLOOR 3: 352 sq. ft, 33 m², EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 226 sq. ft, 21 m²
TOTAL: 5811 sq. ft, 540 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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

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