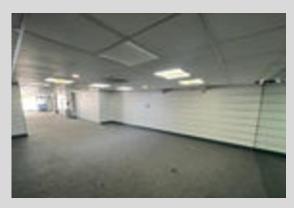


Derby Road Long Eaton Nottingham NG10 1LU Tel: 01159468946 enquiries@wallacejones.net www.wallacejones.co.uk

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



Property Description INVESTMENT/DEVELPMENT OPPOTUNITY

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 Myrtle Avenue.

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

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









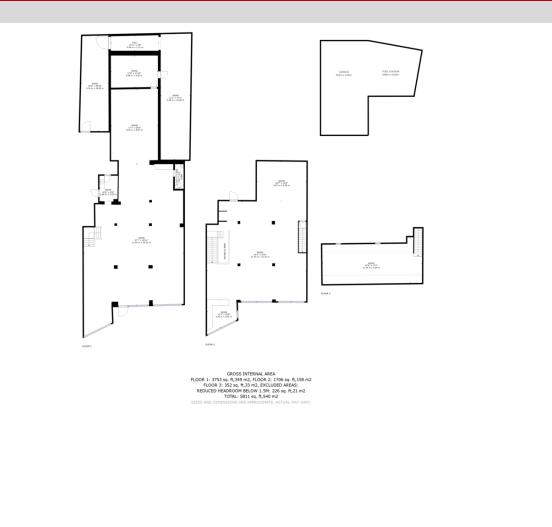
include Long Eaton train station which is just across the road and provides rail travel to Nottingham and Derby as well as London, junctions 24 and 25 of the M1, East Midlands Airport and the A52 to Nottingham and Derby. Contact the office to make your appointment to view today, selling with the benefit 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









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 buyers are advised to recheck the measurements



