

# JOHNSONS & PARTNERS

Estate and Letting Agency



**10 CLAYE ST, LONG EATON**

NOTTINGHAM, NG10 1AZ

**GUIDE PRICE £1,000,000**



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MIXED USE INVESTMENT | Part Residential/Part Commercial | FULLY OCCUPIED With Long Term Leases | Share Sale Purchase to save on stamp duty | Annual Rental Income Circa £86,858 | Popular Central Location | 3 Commercial Units | 3 x 1 Bedroom Flats | 1x Three Bedroom Shared Flat | Available Immediately | Commercial Leases Recently Renewed | All Residential Flats on AST's |

Extensive Recent Investment in Energy Improvements to the residential Flats, including Solar Panels, Internal Wall insulation & Heating Upgrades.

Commercial Units -

Unit 1 - £23,400 15 year lease Starting Feb 2025

Unit 2 - £10,200 New 15 year lease under neg

Unit 3 - £6,600 New 12 year lease commencing March 2025

Residential Units -

Flat 2A - (Shared Flat) - £20,400

Flat 4A - £8340

Flat 8A - £7800

Flat 10A - £7800

EPC Banding for Flats are:

Flat 2A - C Rating

Flat 4A - A Rating

Flat 8A - B Rating

Flat 10A - B Rating

Insurance Rent £2318

The property has private parking to the rear and a public carpark.

The property is located in the centre of Long Eaton, being surrounded by local and nationwide businesses.

Please contact us for further information and viewings.

T: 0115 931 2020

## Business Rates

For further information on Rates Payable and Small Business Rates Relief contact Erewash Council.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Services

We understand that mains electricity, water and drainage are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

## Viewings

Strictly by prior appointment

## EPC

A copy of the Energy Performance Certificate is available upon request.

## Planning

We understand that the property has Planning Consent for its existing use.

For further information, please contact Erewash Council.

## Agents Disclaimer

Disclaimer - Business Rates - Please contact Erewash Council –

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

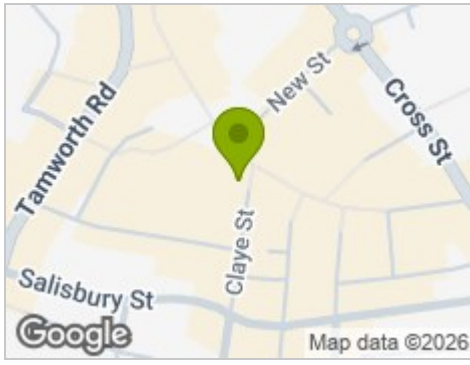
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.