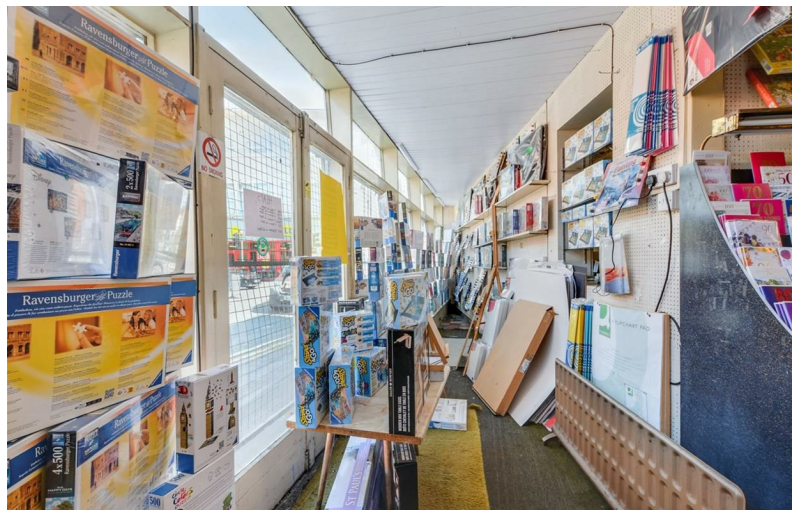


Robert Ellis

look no further...



Main Street,
Long Eaton, Nottingham
NG10 1GW

£295,000 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea



THIS IS A WELL KNOWN LOCAL COMMERCIAL BUILDING WHICH HAS BEEN USED FOR OVER 100 YEARS AS A STATIONERY SHOP WITH TWO FLOORS OF LIVING ACCOMMODATION ABOVE AND A DETACHED BRICK GARAGE AT THE REAR.

Being located in the centre of Long Eaton, this large retail unit provides the opportunity for a new owner to refurbish the shop and flats above, or change the building into an HMO type dwelling which is well placed for easy access to all the amenities and facilities provided by the centre of Long Eaton. The property needs to be further developed and we are therefore looking for suitable buyers who are in search of properties to convert and alter into either a large retail unit/fast food type outlet with living accommodation above, or possibly change the whole building into some sort of residential accommodation with studio/HMO type living. Robert Ellis would be pleased to organise a viewing for people who would be interested in purchasing this property and an appointment can be arranged by contacting the Long Eaton office.

The property stands on a corner and has a large display window extending down the right hand side on West Gate and internally the property includes a large retail area with steps leading to a further area at the back of the shop, there is the extended window display with storage area to the right hand side, a door leads to a store room/kitchenette at the rear and there is a hallway with stairs leading to the first floor and basement which extends underneath the shop area. To the first floor the landing leads to the lounge which is positioned at the front of the building, there is a bedroom, kitchen area and the extended hallway leads to the bathroom. There is a second flight of stairs from the landing to the second floor where there are two further large rooms. Outside there is a courtyard garden area at the rear, an outside w.c. and the large brick garage with a pitched tiled roof is positioned at the back of the shop and there is a driveway which is owned by the property and extends behind the garage to adjoining properties.

Being located in the centre of Long Eaton, the property is within a few minutes walk of Tesco, Asda, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the well regarded Clifford Gym and West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance

The main entrance door to the shop is at the front where there is a porchway leading through a glazed door with windows to either side leading to the main shop.

Shop

The shop has display windows with panels running down the right hand side of the building. This is approximately 42ft in length and was an extension to the original building.

Main Shop Area

30'6 x 17' reducing to 11'2 (9.30m x 5.18m reducing to 3.40m)
The main shop area has slatting and shelving to the walls, there is a counter and various display accessories.

Rear of the Shop

Towards the back of the shop there are steps leading to a further display area which has racking and shelving to the walls and there is a door to the hall which provides access to the stairs that take you to the first and second floors and there are steps leading to the cellar.

Extension to the Side

34' x 6'10 reducing to 2' (10.36m x 2.08m reducing to 0.61m)
The extension to the side of the main building has access from the rear part of the shop and this has extensive window display space.

Rear Office

11'10 x 6'3 reducing to 5'10 (3.61m x 1.91m reducing to 1.78m)
The room at the rear of the shop has a window to the side, hand basin, space for fridge, provides a storage area and there is a door leading out to the courtyard garden at the rear.

First Floor Landing

There is a door from the landing leading to the stairs which have a cupboard beneath taking you to the second floor. There are three roof light windows to part of the landing which provides access to the bathroom with a kitchen and bathroom.

Lounge

17'2 x 12'5 (5.23m x 3.78m)
Windows to the front and side, tiled fire surround and hearth.

Bedroom

12'7 x 11'1 (3.84m x 3.38m)
Window to the side, Adam-style fire surround, doors to the landing and kitchen.

Kitchen

10'6 x 9' (3.20m x 2.74m)
Window to the rear, one and a half bowl sink with a mixer tap and cupboards below, work surface with double cupboard beneath, space for a gas cooker, further work surface space for a

fridge/freezer, upright shelved storage units, cupboards and drawers, double eye level wall cupboard and shelving and plumbing for an automatic washing machine.

Bathroom

The bathroom has a primrose coloured suite including a panel bath, pedestal hand basin and low flush WC, panelling to the walls, roof light window to the sloping ceiling, a paint glazed window and a wall mounted fan heater.

Second Floor Landing

Doors lead from the landing to the two bedrooms on the second floor level.

Room 1

17'2 x 12'7 (5.23m x 3.84m)
Window to the front and a wall mounted light to the wall by the bed position.

Room 2

12'5 reducing to 9'5 x 7'2 to 8'9 (3.78m reducing to 2.87m x 2.18m to 2.67m)
This room has a window to the rear.

Outside

There is a slabbed and pebble courtyard garden area to the rear with a wall and fence above to the side and gate leads out to the pavement at the side of the building.

Outside WC

Covered Storage Area

There is a covered storage area between the outside WC and garage.

Garage

25' x 13' (7.62m x 3.96m)
There is a brick built garage with a pitched tiled roof, a roller door to the front and a door leading out to the courtyard at the rear of the main building.

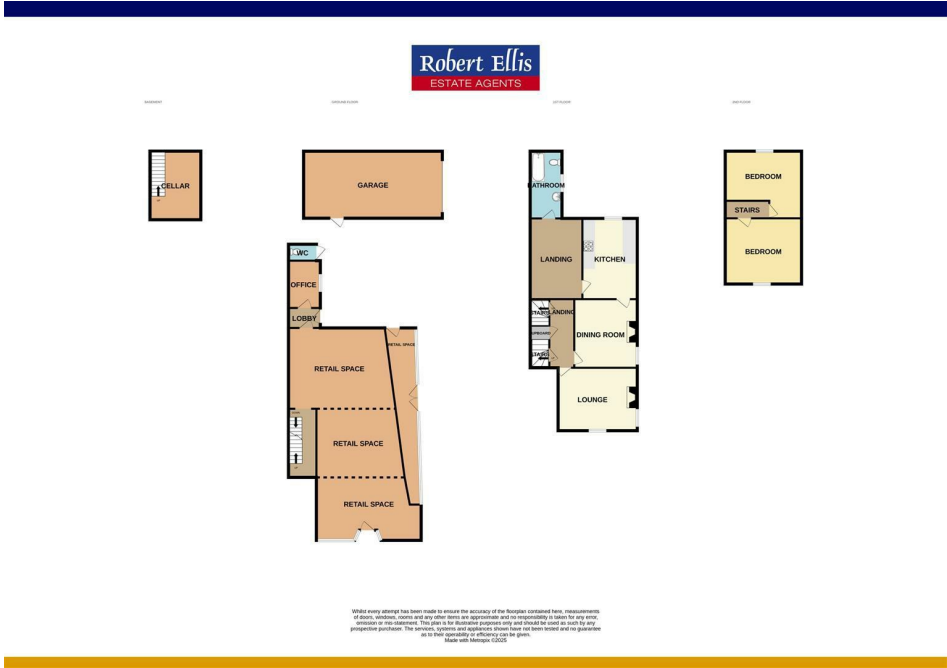
Drive

There is a drive leading from the road behind the garage which is owned by the property we are selling, there is access for adjoining properties over the drive.

Directions

Proceed out of Long Eaton along Main Street and the property can be found on the corner of Main Street and West Gate.
8813AMMP





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.