

Derby Road,  
Long Eaton, Nottingham  
NG10 4QP

**£245,000 Freehold**





THIS IS A LARGE COMMERCIAL BUILDING WITH AN OFFICE/SHOP ON THE GROUND FLOOR, AND A TWO-DOUBLE BEDROOM DUPLEX FLAT ABOVE.

Being situated on one of the main arterial roads leading into Long Eaton, this substantial property, provides a ground floor office/shop, which is currently being used as an office for a property sales business and behind the main office area there is a manager's office and a work area with a recently re-fitted kitchen and a ground floor WC. The office space on the ground floor could be alternatively used as a takeaway or restaurant by a new owner (subject to obtaining the necessary permissions) which seems a popular usage for other premises located along Derby Road.

The flat above the shop is arranged on two floors and has a separate entrance at the rear of the building and having gas central heating system, and being double glazed the accommodation includes a hallway leading to a large lounge at the front, a kitchen fitted with woodgrain-effect units, a double-bedroom, bathroom, and a separate WC and to the second floor there is the main double-bedroom.

Outside there is a large area of land which access from the back of the building to Bennett Street, and as has happened to the building next door, further outbuildings could be positioned in this area of land, if additional storage or workspace was required by a new owner.

The property is literally only a few minutes' walk away from Long Easton town centre, where there is an ASDA, Tesco, Lidl, and Aldi store, as well as many other retail outlets, there are healthcare and sports facilities including the West Park leisure centre and adjoining playing fields and the excellent transport links include: Junction 25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway, the A52, and other main roads provide good access to Nottingham, Derby, and other East Midlands towns and cities.



## PORCH

Open porch at the front of the shop, and a glazed door leading into the main office space.

## FRONT OFFICE OR SHOP

30' x 16'8 (9.14m x 5.08m )

A return window to the front, two radiators, power points and points for data cable, spotlights to the ceiling, there is a passage way with a radiator, power points, and further data cabling points and spotlights to the ceiling, leading to a rear office/work area.

## OFFICE

14' x 10'5 (4.27m x 3.18m )

Internal glazed panelling to the front, radiator, door leading out to the rear, power and data cabling points.

## REAR WORK AREA

11'2 x 11'2 plus recess (3.40m x 3.40m plus recess )

Radiator, power and data cabling points, spotlights to the ceiling, door to the kitchen, and a door leading out to the rear of the property.

## KITCHEN

11'2 x 7'6 (3.40m x 2.29m)

White gloss finished units with brush stainless steel fittings, and includes a stainless steel sink with mixer tap set in workface, with a double cupboard and storage space below, second work surfaces with cupboard and space for a fridge beneath, double eye wall cupboard, Baxi wall mounted boiler, radiator and a window with security bars to the rear.

## WC

Low-flush WC and a hand-basin with a mixer tap, and tiled splashback.

## FIRST AND SECOND FLOOR FLAT

Access to duplex flat is at the rear of the property, where there is a steel staircase leading to a landing area, and a half double glazed entrance door provides access into the flat.

## RECEPTION HALL

The reception hall to the flat has two radiators, recessed spotlights to ceiling, and there is a staircase leading to the bedroom on the second floor.

## LOUNGE/SITTING ROOM

16'8 x 14'6 (5.08m x 4.42m)

Double glazed window to the front, recess in the chimney breast and a radiator.

## KITCHEN

11'2 x 8'7 (3.40m x 2.62m)

The kitchen is fitted with wood grain effect units, having brush stainless steel fittings, and includes a one and half bowl sink with a mixer tap and a four ring hob set in the worksurface, extending to the three sides, having cupboards, drawers, and spaces for a fridge and freezer below, work surface with spaces for an automatic washing machine and tumble dryer below, wall mounted boiler, two double eye level wall cupboards, hood and back plate to the cooking area, and a double glazed window to the rear.

## BEDROOM TWO

10'6 x 14'1 (3.20m x 4.29m)

Double glazed window to the rear and a radiator.

## BATHROOM

Having a white suite including a panelled bath with chrome handrails, mixer tap and shower, tiles to two wall, and protective glazed screen, pedestal hand-basin with a splash-back, extractor fan and a radiator.

## SEPARATE WC

Having a white low flush WC and a corner hand basin with a splashback, radiator and double opaque glazed window.

## SECOND FLOOR

## BEDROOM ONE

16'10 maximum x 18'6 maximum (5.13m maximum x 5.64m maximum )

Double glazed window to the front, radiator and recessed lights to the ceiling.

## OUTSIDE

To the rear of the property there is large area, which has a path running from the back of the building for access at the bottom of the garden, there is a slabbed area, gates lead out to Bennett Street, there's a fence to the left and a wall to the right and rear boundaries and there is a metal open tread staircase leading from the rear of the building to the flat above the shop/ office.

## DIRECTIONS

Proceed out of Long Eaton along Derby Road and the property can be found on the right hand side after passing over the canal bridge.  
8716MP

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 18mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

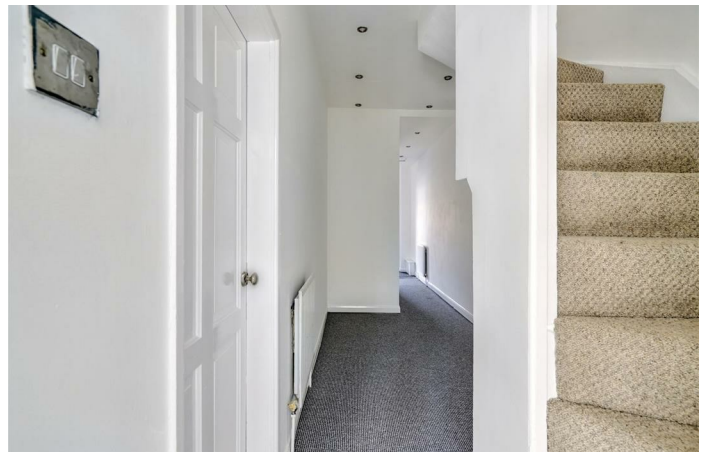
Non-Standard Construction – No

Any Legal Restrictions – No

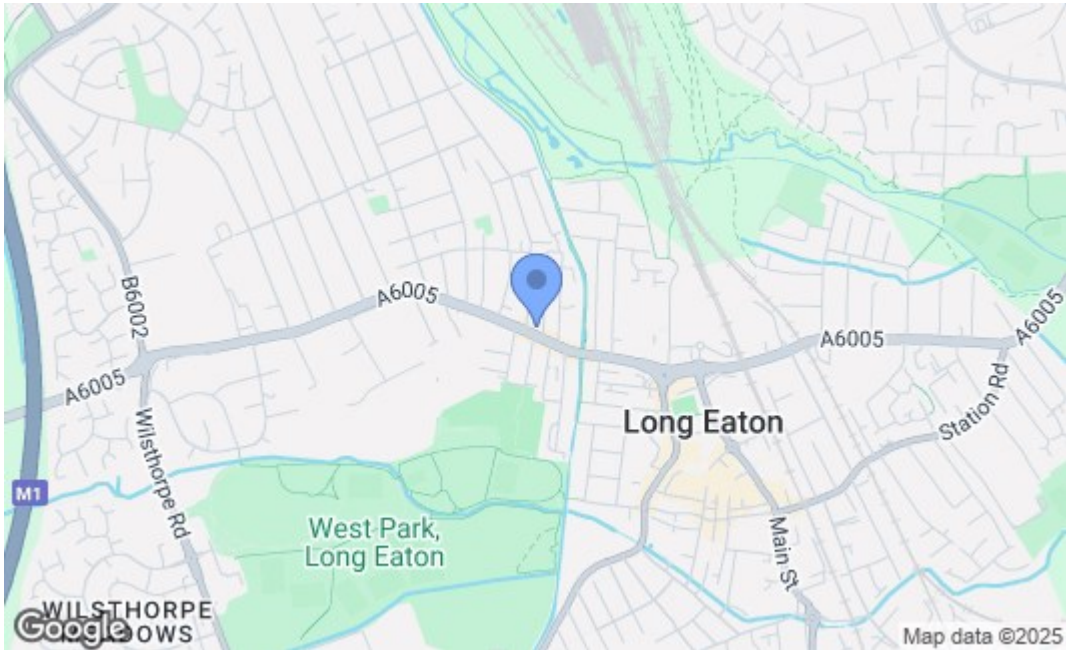
Other Material Issues – No

## AGENTS NOTES

The company is not affected by the sale of the building







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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.