

# Robert Ellis

look no further...



Ib, New Tythe Street, Long Eaton,  
Nottingham NG10 2DL

**£325,000 Freehold**

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# New Tythe Street, Long Eaton, Nottingham NG10 2DL

THIS IS THE LARGEST OF THREE COMMERCIAL UNITS WITHIN THIS SITE ON NEW TYTHE STREET LONG EATON. THE PROPERTY IS APPROX 4000 SQ.F.T IN SIZE AND PRODUCES AN ANNUAL RENT OF £15,750. THE PROPERTY IS LET TO 'I'M SO GOOD LTD' ON A LEASE WHICH RUNS TO 31.12.26.

New Tythe Street is situated on the outskirts of Long Eaton town centre and this commercial property is let to a business which has been in occupation for approx. 4 years.

The building is entered through a door from the adjoining car park with there being a full height roller shutter door to the warehouse which is at the rear of the building. The building is heated by an independent gas central heating system and includes a reception area, off which there is a w.c. and door taking you to the stairs to the first floor, a hallway and kitchen. From the hall there is a changing room, staff room and store and access is provided to a preparation area, from which there are two sets of double doors to the kitchen and warehouse which is positioned at the rear of the building. The kitchen has equipment and fittings and a walk-in fridge and freezer in the warehouse and these items are not included in the sale of the building. Outside, we have been informed there is parking provided for up to 10 vehicles.

The property is only a few minutes walk away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, the well regarded Clifford Gym is located on Regent Street and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway, the A52 and other main roads provide good access to Nottingham, Derby and other Midlands towns and cities.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Memphis 02084

## Reception Area

Having doors leading to the kitchen, stairs to the first floor, ground floor w.c. and a changing room.

## Ground Floor w.c.

Having a pedestal wash hand basin and two separate w.c. cubicles.

## Rear Hall

Changing Room 11' max x 8' approx (3.35m max x 2.44m approx)

Store Room 17' x 6' to 3'10 approx (5.18m x 1.83m to 1.17m approx)

There is a Worcester Bosch wall mounted boiler positioned in this room.

Staff Room 15' x 11' to 6'10 approx (4.57m x 3.35m to 2.08m approx)

Preparation Area 31'4 x 11'4 approx (9.55m x 3.45m approx)

From this part of the building there is an external door leading out to the side of the property, a double glazed window to the side, two radiators, double doors leading to the kitchen and further double doors leading into the warehouse.

Warehouse 46' x 38' approx (14.02m x 11.58m approx)

Roller door and pedestrian door leading out to the rear of the building, double doors to the kitchen, four radiators and within the warehouse area there is a purpose built walk-in freezer which will not be included in the sale of the property.

Kitchen 27' x 27' approx (8.23m x 8.23m approx)

The kitchen has stainless steel panelling to one part of the wall with plastic panelling to the other walls, there are two sinks with stainless steel drainers which will remain in the building and the kitchen fittings and equipment you can see will be removed when the property is sold.

## Office

Store Room 1

Store Room 2

There is a door leading back into the reception area from this storage room.

First Floor 31'11 to 22' x 11'4 approx (9.73m to 6.71m x 3.45m approx)

The open plan office area at first floor level has security windows to both sides, the balustrade continues from the stairs into the office area and there are two radiators.

Kitchen 9' x 4' approx (2.74m x 1.22m approx)

Having a sink with hot and cold water provided.

## Outside

There is an external tap and parking for up to 10 vehicles provided in the car park.

## Directions

Proceed out of Long Eaton along Waverley Street and at the traffic lights turn left onto Station Road. Turn right into New Tythe Street and the property is situated on the left hand side.

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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.