



Derby Road,  
Long Eaton, Nottingham  
NG10 4LS

**£450,000 Freehold**



THIS IS A SUBSTANTIAL EDWARDIAN SEMI DETACHED PROPERTY WHICH IS CURRENTLY USED AS OFFICES BUT HAS PLANNING PERMISSION TO BE CONVERTED INTO THREE HIGH END APARTMENTS OR COULD ALTERNATIVELY BE CHANGED BACK INTO A HOUSE.

Being located on Derby Road, this substantial property is currently divided into several office suites which are occupied and let by the current owner to several businesses. There is the option to keep the property as it is and let the offices to people looking for this type of work accommodation, convert the property into three apartments for which planning permission has been obtained, or change it back into an individual home. The property retains many original features and for the size of the accommodation, which is arranged on three levels, to be appreciated we recommend that interested parties do take a full inspection where upon a representative from Robert Ellis can meet you outside the property and give you a guided tour around all the rooms. The property is well placed for easy access into Long Eaton town centre where there are excellent shopping facilities and to excellent transport links, all of which have made this location such a popular and convenient place for people to live or work from.

The property has an attractive appearance with a large garden area at the front which could be changed into further parking if preferred by a new owner and there is a secure parking area at the rear. The house is constructed of an attractive brick to the external elevations under a pitched tiled roof and the accommodation included derives the benefit of a gas central heating system. In brief the accommodation is entered through a main entrance door at the side and this takes you into a reception hall, from which there are doors leading to three large ground floor rooms, the two at the front having feature fireplaces and as with other rooms around the property, have deep skirtings and other features. There is a store room off one of the rooms and there is a glazed internal door leading into a hallway from which there are stairs taking you to the first floor and there is another office suite off this hall and doors leading to a rear passageway which takes you to various storage rooms at the rear on the ground floor level and to a cellar. On the first floor the landing leads to five rooms, all of which are currently or in the past used by separate businesses and towards the rear of the first floor there is a dining kitchen and two separate w.c.'s. There is then a flight of stairs taking you to the second floor where there is a large open plan room which is currently vacant and within the redevelopment/conversion scheme would become a studio apartment. Outside there is a garden area at the front which has been designed and landscaped to keep maintenance to a minimum and to the right hand side of the property there is a driveway leading through gates to a secure parking area at the rear.

Being positioned on Derby Road, the house is well placed for easy access to the town centre where there are Asda, Tesco and Aldi stores along with many other retail outlets, Trent College and The Elms Independent Schools are across the road and state schools for all ages within walking distance, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1 which is only a few minute's drive away, East Midlands Airport, stations at Log 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.



Original wood panelled front door with three inset arched glazed panels and an arched glazed panel above leading to:

#### Reception Hall

Original panelled doors leading to the three rooms off the main hallway and a safety glazed door leading to the rear hall from which the stairs take you to the first floor, radiator, cornice to the wall and ceiling, panel for the fire alarm system and deep skirting around the hall.

#### Office 1

18'8 x 10'5 approx (5.69m x 3.18m approx)

Windows to the front and side, two radiators, cornice to the wall and ceiling and door to the store/stock room which has an opaque glazed window to the side.

#### Office 2

14' plus bay x 14' approx (4.27m plus bay x 4.27m approx)

This large room has a bay window to the front, original feature Adam style fireplace with an inset and hearth, radiator, cornice to the wall and ceiling, picture rail to the walls and deep skirtings around the room.

#### Office 3

19' x 13'10 approx (5.79m x 4.22m approx)

Window to the front, radiator, cornice to one wall and ceiling, picture rail to the walls, feature arched recess to one wall, open fireplace with a brick surround and a tiled mantle and hearth and deep skirtings around the room.

#### Rear Hall

Door with two inset glazed panels leading to the rear passageway and there is a door leading to the cellar.

#### Cellar

10' x 8'9 approx (3.05m x 2.67m approx)

Having an original thrawl, power and lighting.

#### Passage

Windows to the side, laminate flooring and a half opaque safety glazed panelled door leading outside.

#### Office 4

15'6 x 9'5 plus cupboards approx (4.72m x 2.87m plus cupboards approx)

Window to the side, original cooking Range with a mantle over, original built-in storage cupboards to two walls and a radiator.

#### Boiler Room/Store

11'3 max x 9'3 approx (3.43m max x 2.82m approx)

This room houses the floor mounted boiler, safety glazed internal window and a door leading into the passage.

#### Store Room 2

11'3 x 7' approx (3.43m x 2.13m approx)

Window to the side and lighting.

#### First Floor Landing

There are stairs leading from the first floor to the second floor, four original wood panelled doors and a safety glazed door leading to the rooms off the landing.

#### Office 1

14' x 14' approx (4.27m x 4.27m approx)

Window to the front, radiator, cornice to the wall and ceiling and deep skirting around the room.

#### Office 2

17'9 x 14' reducing to 11'6 approx (5.41m x 4.27m reducing to 3.51m approx)

Window to the front, radiator and deep skirtings around the room.

#### Office 3

19'6 x 11'5 approx (5.94m x 3.48m approx)

Window to the side, radiator and deep skirtings around the room.

#### Office 4

19'5 x 10'8 approx (5.92m x 3.25m approx)

Window to the front, fitted desk/lacemakers table to one wall, radiator and deep skirtings around the room.

#### Office 5

9'4 x 5'9 approx (2.84m x 1.75m approx)

Window to the side and a radiator.

#### Lower Landing

Having a window to the side, double radiator and arch to an area where there is a sink with a tiled splashback.

#### Kitchen

The kitchen has pine fronted units and is fitted with a stainless steel sink with a mixer tap set in a work surface with double cupboards and space for a fridge and freezer below, upright matching store cupboard, matching eye level wall cupboards to two walls, window to the side, radiator, tiled splashback to the wall by the sink area and a wall mounted Worcester water heater.

#### W.C. 1

Having half tiled walls, corner sink and there is a door leading to the w.c. which has a low flush w.c., half tiled walls and a Velux window to the roof.

#### W.C. 2

The second w.c. is fully tiled and has a low flush w.c., a wall mounted hand basin and an opaque glazed window.

#### Second Floor Landing

#### Office

22'2 x 11'5 x 11'7 reducing to 7'6 approx (6.76m x 3.48m x 3.53m reducing to 2.29m approx)

This large L shaped room extends into a further area and has in the main part of the room two Velux windows in the sloping ceiling to the front and one to the rear, two access points to roof storage space, three radiators, further wall mounted electric radiator, exposed beams and purlins, pine cladding to the ceiling and fitted benches/work stations to one wall.

#### Room 2

11'2 x 6'8 approx (3.40m x 2.03m approx)

This additional area to the second floor has a Velux window to the pine clad ceiling, radiator and fitted shelving and display cabinets.

#### Outside

At the front of the property the drive leads through secure gates to parking at the rear. The front of the property has been pebbled and provides parking with the gardens having been designed and landscaped to keep maintenance to a minimum, but could provide additional parking for the property subject to obtaining the necessary permissions. There are various plants and bushes at the front of the property, a boundary wall to the front and a wall to the right hand side.

The rear of the property has designated parking spaces with borders to the sides and walls and fencing to the boundaries. There is outside lighting, external power points and an outside water supply is provided.

#### Directions

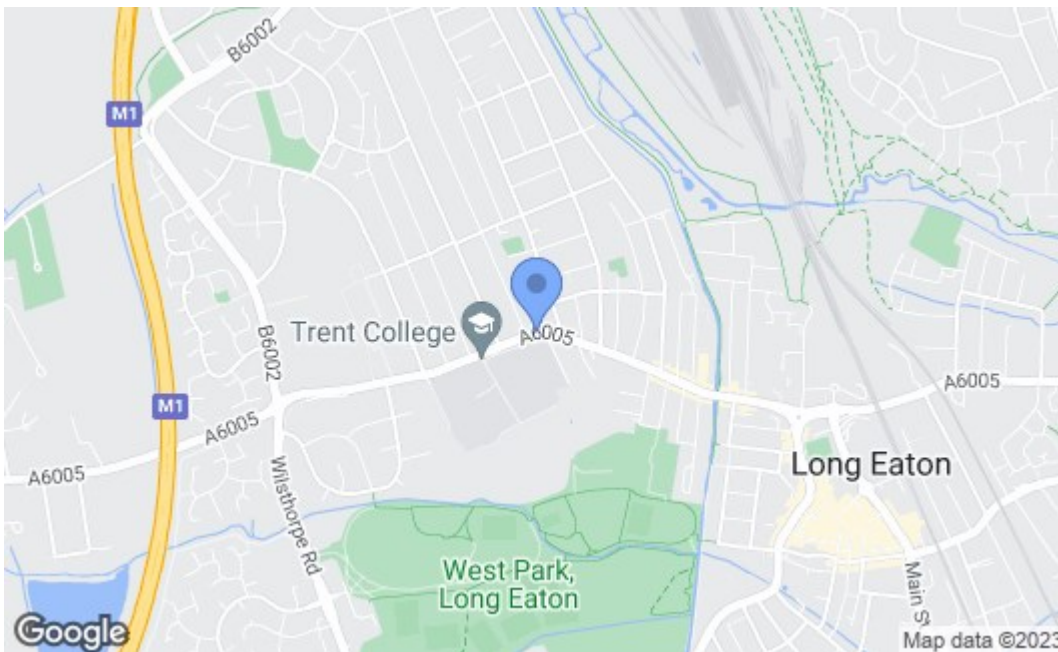
Proceed out of Long Eaton along Derby Road and the property can be found on the right hand side after the bend.

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While every attempt has been made to ensure the accuracy of the floorplans, measurements of plots, fixtures, fittings and other items are approximate and no responsibility is taken for any error or omission in this document. The floor plans are provided for information only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency for the future.  
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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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.