



Joshua House, West Gate,
Long Eaton, Nottingham
NG10 1EF

£450,000 Freehold

Robert Ellis are pleased to bring to the market an existing commercial unit within the centre of Long Eaton that benefits from having Planning Permission passed for 13 apartment units. 6 two bedroom apartments and 7 one bedroom apartments. Offering ideal scope for an incoming developer to add value to a future development.

The plot sits within the centre of Long Eaton, just off the high street in the town centre, with excellent transport links such as J25 of the M1, train stations at Long Eaton, Beeston and East Midlands Parkway, East Midlands Airport and the A52 to Nottingham and Derby.

Planning reference ERE/0118/0043. For all enquiries please contact Neill Millward on 0115 946 1818.

We believe the depth of the plot is approximately 29m deep x 28m wide max to the front and 20m wide at the minimum point to the rear of the plot.

Plans for the proposed development are available for interested parties to view in the Long Eaton office.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic lights turn left into Salisbury Street. Follow the road around the bend into Gibb Street where West Gate can be found.
5800AMNM



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.