

**MATHER
JAMIE**
01509 233433

**11 Ash Grove
Long Eaton
Derbyshire
NG10 3NH**

TO LET
£4,500 pax



Retail Unit

34.21 sq m (368 sq ft)

11 Ash Grove, Long Eaton, Derbyshire, NG10 3NH

LOCATION

The property is located within the residential area of New Sawley in Long Eaton fronting onto Ash Grove with Long Eaton School in close proximity.

The property's location is shown on the plan within these particulars.

DESCRIPTION

A mid-terrace property providing ground floor accommodation with generous shop front display. To the rear the property benefits from a small kitchenette and WC.

ACCOMMODATION

Total NIA 34.21 sq m (368 sq ft)

TENURE

The property is available on a new lease on terms to be agreed.

RENT

£4,500 (four thousand five hundred pounds) per annum exclusive.

BUSINESS RATES

Local Authority: Erewash
Period: 2020/2021
Rateable Value: £1,575

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

VAT will not be charged on the rent.

EPC

The property has an Energy Performance Asset Rating of 105 within Band E.

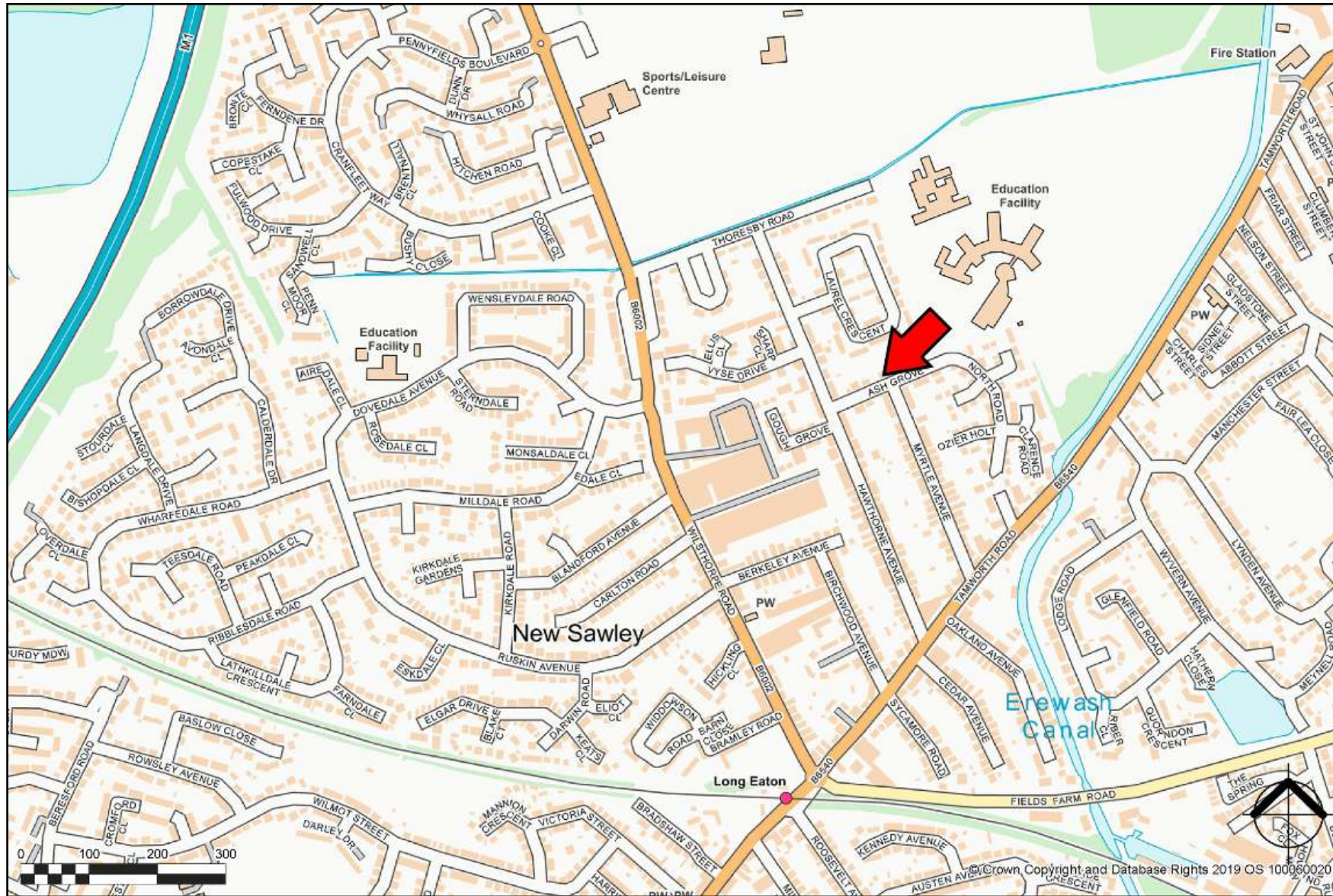
PLANNING

We understand the premises have authorised planning consent under Class E of the Town and Country Planning (Use Classes) Order 1987.

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations