Pepperdine & Freckingham

commercial sales & lettings

36 High Street, Long Eaton - NG10 1LN

Prominent retail unit in Long Eaton Town Centre

Available Early 2026

Rent guide £23,000 per annum plus VAT and service charges

- Total building offers 1465 Sq ft over 3 floors
- Retail space 699 sq ft
- Guide Rent - £23,000
- Service charge and building insurance £3510 per annum plus VAT
- Available Early 2026
- Long Eaton Town Centre

36 High Street, Long Eaton - NG10 1LN

Summary

Size - Total Space - 1465 sq ft
Rent - £23,000 per annum
Service Charge - £1350 per annum
Building insurance - £2160 per annum
Business Rates - Currently the RV is £32,250 but this reduces to £24,250 in April 2026
VAT - Applicable on all charges
EPC - C (68)
Legal fees - Each party to Bear their own costs

Description

The premises comprise of the following approximate floor areas:
Ground Floor Sales: 699 Sq. Ft
First Floor ancillary storage: 803 Sq. Ft

Location

Long Eaton has a resident population of 44,000 and district catchment of 106,000. The premises are located in a prime position on the pedestrianised Long Eaton High Street. The High Street still benefits from a good footfall and houses a range of national, regional and independent tenants including Boots, WH Smith, Card Factory and B&M Bargains.

Accommodation

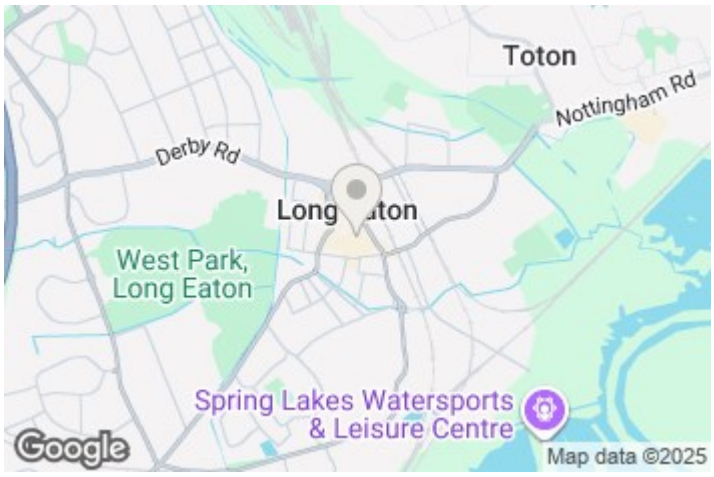
The premises comprise of the following approximate floor areas:
Ground Floor Sales: 699 Sq. Ft
First Floor ancillary storage: 803 Sq. Ft

Terms

A new lease will be created on a minimum term of 5- years on fully repairing and insuring terms. The initial passing rent is £23,000 per annum exclusive of rates, service charge and VAT. A 3 month deposit will be required and rent is paid quarterly in advance.
Service charge is budgeted at :- £1350 per annum plus VAT for 2026
Building Insurance £2.160 from June 2025 - plus VAT.

Rates

Rateable Value- £32,250 This is scheduled to reduce to £24,250 in April 2026 and this information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.



Viewing and Further Information

Ben Freckingham
Email: office@pandfcommercial.com
Tel: 01664 431330

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