

FOR SALE – FREEHOLD DEVELOPMENT OPPORTUNITY

Prominent Town Centre Building, Long Eaton NG10



Property Overview

This is a distinctive and characterful building occupying a prominent position in the heart of Long Eaton town center. The property was formerly occupied by HSBC and provides accommodation across three floors and Rear Car Parking with strong redevelopment potential.

Location

Long Eaton is a well-established market town in Derbyshire, located approximately 10 miles east of Derby and 7 miles southwest of Nottingham. It is a highly desirable commuter location benefiting from immediate access to Junction 25 of the M1 motorway (less than a 2-minute drive).

The property is prominently positioned on Market Place, surrounded by a mix of retail, leisure, and residential occupiers. Nearby national operators include Tesco, Asda, and Costa Coffee.

Description

The property comprises a substantial former bank building arranged over ground, first, and second floors, extending to approximately 4,950 sq ft (GIA).

- Ground floor retains elements of former banking hall
- Upper floors provide office accommodation
- Attractive period façade with strong street presence
- Rear access leading to a large car park area

A key benefit is the large rear car park, offering significant scope for redevelopment (subject to planning).

Key Features

- Prime town centre location
- Prominent and characterful building
- Approx. 4,950 sq ft over three floors
- Former bank premises
- Large rear car park
- Excellent redevelopment potential (STP)

Planning

The property falls within Use Class E, allowing a wide range of uses including:

- Retail
- Office
- Café / Restaurant
- Medical / Health
- Gym / Leisure
- Day nursery / creche

Interested parties are advised to make their own enquiries with the local planning authority.

Accommodation

Approx. 4,950 sq ft (Gross Internal Area)

(Floor areas provided by the vendor should be independently verified.)

Freehold Guide Price: £330,000 (No VAT)

EPC: Available upon request.

Legal Costs

Each party to bear their own legal costs. The purchaser may be required to cover abortive costs should they withdraw from the transaction.

Identity Checks: In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide the required identification documents.

Viewing & Further Information

By appointment through the Sole Agent:

Metin Yildirim

Salter Rex LLP – Chartered Surveyors & Estate Agents

☎ Direct: 020 7428 6801

📱 Mobile: 07951 262 191

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