


## Commercial Development in

Gibb Street, Long Eaton, Nottingham, Derbyshire, NG10 1EE

# £110,000 Starting Bid

Tenure

**Freehold**

On Street parking

## Property features

- Two ground floor commercial units
- Spacious first floor
- Vacant property
- First floor accommodation with planning permission granted for conversion into a one-bedroom
- Shared staircase access to the first floor

## Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

## Description

FOR SALE BY AUCTION: terms and conditions apply.

We are delighted to bring to market this fantastic investment opportunity located on Gibb Street, Long Eaton. Offering excellent potential for investors, developers, or owner-occupiers, this substantial mixed-use property comprises two commercial units to the ground floor and a first-floor space with planning permission granted to be converted into a one-bedroom flat.

Situated in the heart of Long Eaton, the property benefits from a highly convenient location just a short distance from Long Eaton town centre, providing easy access to a range of local shops, amenities, cafés, and services. The property is also ideally positioned for commuters, with excellent transport links nearby including regular bus routes, Long Eaton train station, and quick access to the A52, connecting directly to both Derby and Nottingham.

The ground floor offers two versatile commercial units which could lend themselves to a variety of uses, subject to any necessary permissions. Whether for retail, office, studio, or service-based businesses, the units provide flexible accommodation with excellent potential for refurbishment and improvement.

To the rear of the property, there is the added benefit of off-road parking for two vehicles, a valuable feature for both commercial and future residential occupants.

The first floor currently offers spacious accommodation with planning permission already granted for conversion into a one-bedroom flat. Access is provided via a shared staircase with the neighbouring property. The upstairs accommodation requires modernisation throughout but provides an excellent opportunity for buyers to add value and create an attractive residential dwelling.

This property offers huge scope and flexibility for those seeking a mixed-use investment in a well-connected and popular location. Early viewing is highly recommended to fully appreciate the potential on offer.

Price: Starting Bid £110,000

Property Type: Commercial Development

Business Type: Residential Investments

Parking: On Street

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## Tenure

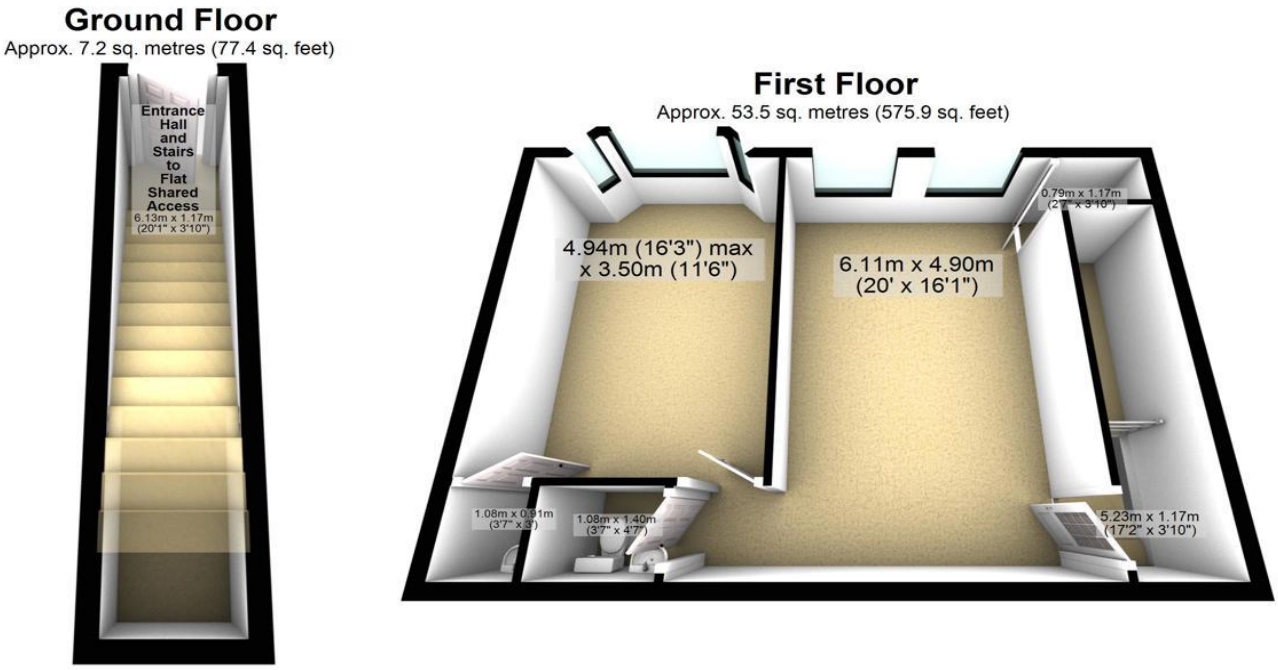
Title number DY175194 - Freehold



## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.






Total area: approx. 60.7 sq. metres (653.3 sq. feet)

Gibb Street, Long Eaton, Nottingham, Derbyshire, NG10 1EE

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , commercial@pattinson.co.uk, www.pattinson.co.uk**

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