



52 Bath Street, Ilkeston, Derbyshire, DE7 8FD

GROUND FLOOR RETAIL UNIT

TO LET - Newly Refurbished Ground Floor Retail Premises in Ilkeston

- Offering 500 sq. ft / 46.5 sq. m of accommodation (NIA).
- Available to rent at £11,000 per annum exclusive.
- Suitable for a variety of uses subject to the necessary planning consents.
- Available for immediate occupation..



CONTACT

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Location

Ilkeston is a Derbyshire market town situated approximately 10 miles north east of Derby city centre and just 7.5 miles to the west of Nottingham. The town boasts good transport links with the M1 motorway close by and the recent opening of Ilkeston train station improving the towns connectivity.

The subject property is located on the pedestrianised area of Bath Street serving as the towns main high street and offers a prime position with high levels of footfall.

Other well known retailers and businesses on the high street include Greg's, Nationwide, Birds Bakery, Co-op Travel and Natwest.

Description

The subject property occupies a prominent high street position within Ilkeston offering newly refurbished retail accommodation along with WC and kitchen facilities to the rear.

The accommodation has been newly refurbished to a high standard throughout and generally comprises: concrete flooring, painted plaster walls and ceilings along with an aluminium framed double glazed window shop frontage with pedestrian access door.

As the unit falls under user Class E (commercial business and services) it can be used for retail and other uses such as offices and professional services offering a high degree of flexibility.

Accommodation

The accommodation has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Total net internal area is 500sq. ft / 46.5 sq. m.

Planning

We understand the property has the benefit of planning consent for user Class E and may be suitable for alternative uses subject to the necessary planning consents.

Services

We understand that all services are available to the property with the exception of gas.

Business Rates

The subject property is listed on the Valuation Office website as having a rateable value of:

Shop and Premises: £7,600

Tenure

The property is available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed

Price

The property is available on a leasehold basis at a figure of £11,000 per annum exclusive.

Energy Performance

The property has an EPC rating of B(47)

VAT

We have been informed by our client that the property is not registered for VAT.

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs in connection with this transaction.

Viewing

Strictly via appointment with sole agent BB&J Commercial.

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BB&J Commercial can confirm the following:

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