

Former Ritz Bingo Hall | 9 South Street | Ilkeston | Derbyshire | DE7 5QT

## Large retail/showroom/leisure opportunity in Ilkeston

1,113m<sup>2</sup>  
(11,980ft<sup>2</sup>)

- Former Ritz Bingo Hall
- Large open plan space with high ceilings
- Suitable for a variety of uses
- Available immediately
- Nearby operators include Snap Fitness, Nene's Kitchen, The Little Beauty Nest and KH Hair
- Parking
- Rent £22,500 per annum



**TO LET**



Location



Gallery



Contact



## Location

Ilkeston is a Derbyshire market town situated approximately 7.5 miles west of Nottingham and 10 miles north east of Derby. The town benefits from good transport links with the M1 motorway close by and the recent opening of Ilkeston Train Station. The town has a resident population of approximately 38,000.

The subject premises are situated in a highly prominent position on the corner of South Street and Coronation Street in the heart of the town centre, a stone's throw from the Market Place.

Operators within the vicinity include Snap Fitness, Coffee Vida, KH Hair, Stacey's Bakery and Nene's Kitchen.

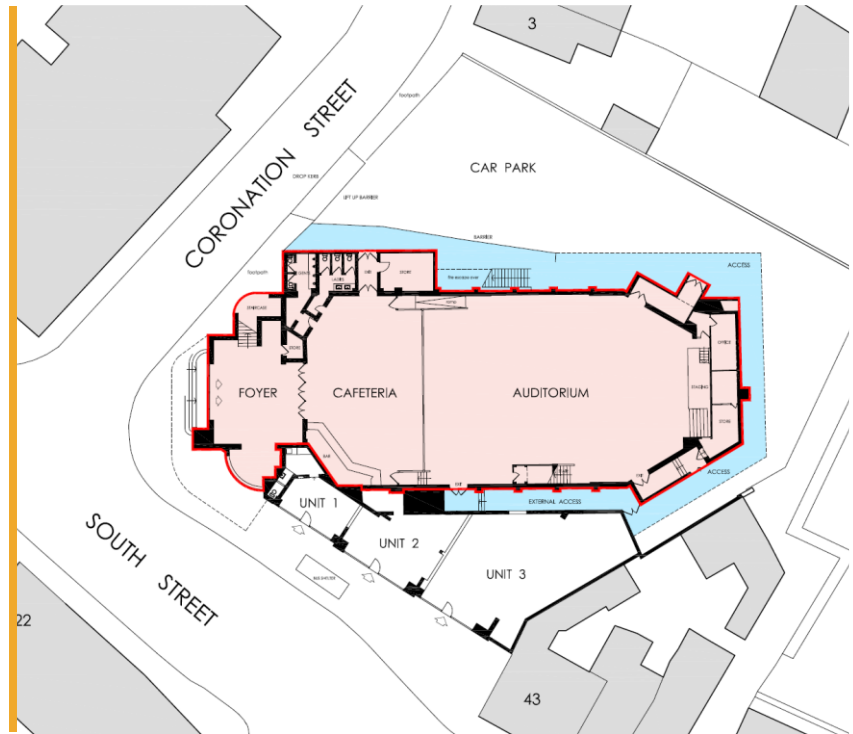
## The Property

The property comprises a substantial former Bingo Hall with large open plan ground floor and additional ancillary accommodation at mezzanine/first floor. The building is hugely prominent in the town centre and benefits from parking to the side.

The property would be ideally suited for a number of different uses including retail, showroom, leisure or gym.

## EPC

A copy of the EPC is available on request.





## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	752	8,095
Mezzanine	361	3,886
<b>Total</b>	<b>1,113</b>	<b>11,980</b>

## Lease Terms

The property is available by way of a new lease for a term of years to be agreed, flexible short term options would also be considered.

## Rent

The property is available at a quoting rent of:-

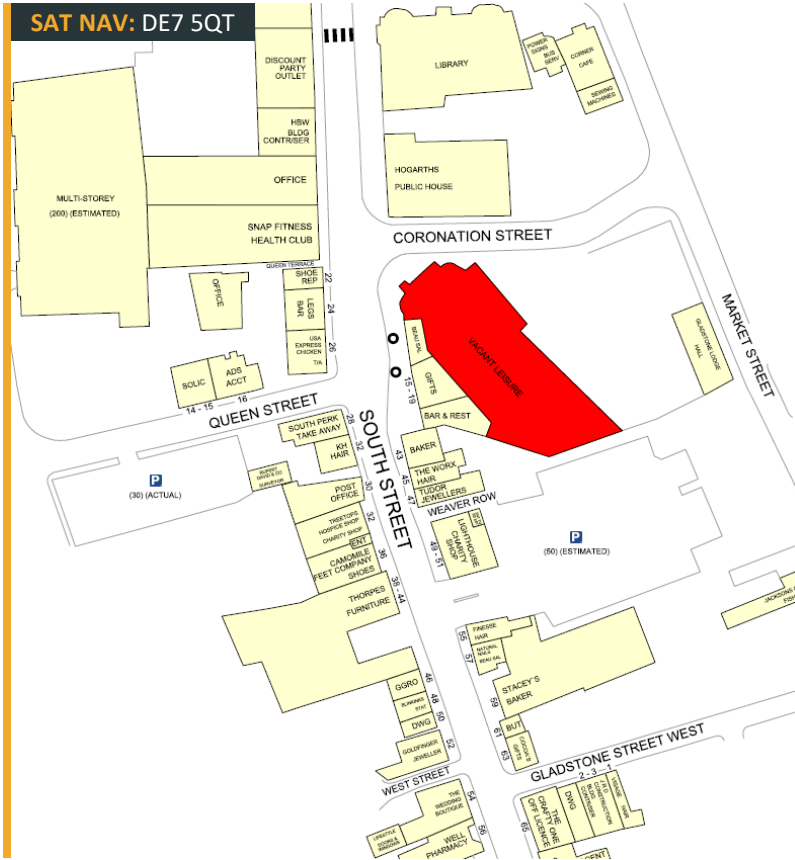
**£22,500 per annum exclusive**

## VAT

VAT is applicable at the prevailing rate.

## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.



## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

Rateable Value (2023): £23,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## Legal Costs

Each party are to bear their own legal costs incurred.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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07/02/2023

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.