

Retail opportunity in Ilkeston Town Centre

88.45m²
(952ft²)

- Well positioned retail premises on busy retail parade
- Ready for immediate tenant fit out and occupation
- Ideal for a variety of uses (STP) ranging from office accommodation to retail space
- Nearby operators include Snap Fitness, KH Hair and Coffee Vida
- Quoting rent - £10,000 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 fronting South Street in the heart of the heart of the town centre and a stone's throw from the Market Place.

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

The Property

The property is a regularly configured retail premises with walls finished to paint and plaster and carpet tiled flooring with LED lighting and the benefit of an air conditioning unit to the rear. There is a staff breakout facility with a kitchenette and disabled WC.

The property would be ideal for a variety of uses with the prominent roadside frontage (subject to planning).

EPC

The property has an EPC rating of 77 falling in Band D.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground floor sales	80.55	867
Ground floor ancillary	7.90	85
Total	88.45	952

Lease Terms

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

Rent

The property is available at a quoting rent of:

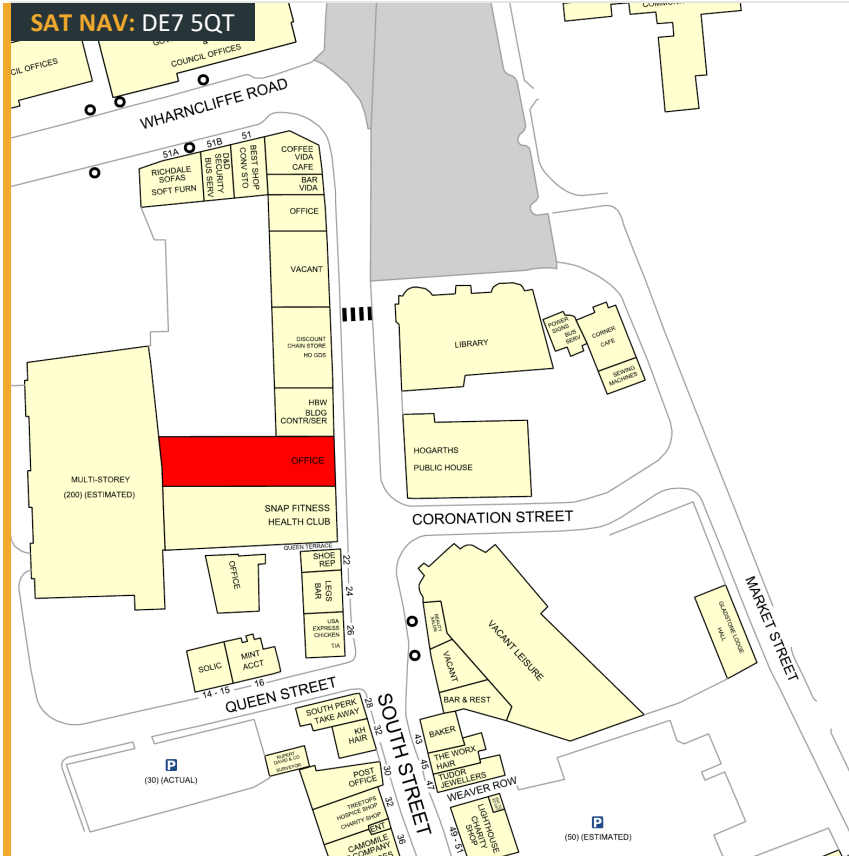
£10,000 plus VAT per annum

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. This information is for guidance only and all parties should check themselves with the local planning authority.

Service Charge

There is a charge of £250 per annum for the upkeep and maintenance of the common parts. Please contact the sole marketing agents for further information.



Business Rates

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

Rateable Value (2023): £15,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (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.

VAT

VAT is applicable at the prevailing rate.

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