

Unit 4, 12 South Street | Ilkeston | Derbyshire | DE7 5QE

Double fronted retail premises on busy parade in Ilkeston Town Centre

Ground floor sales
183.57m² (1,976ft²)

- Excellent prominence onto South Street, Ilkeston's popular retail parade
- Ready for immediate occupation
- Suitable for alternative uses (subject to planning)
- In close proximity to the Market Place
- Nearby operators include Snap Fitness, KH Hair and Coffee Vida
- Quoting rent - £17,500 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 fronting South Street in the heart of the town centre and in close proximity to the Market Place. Public car parks are a short walk including South Street car park and Queen Street.

Operators within the vicinity include a range of national and local tenants such as Snap Fitness, Coffee Vida, KH Hair and Stacey's Bakery.

The Property

The property is a double fronted retail benefitting from excellent prominence and branding opportunities. Internally, the property is open plan, fitted with wooden flooring, LED lighting and the benefit of air conditioning units. There is a kitchenette and WC to the rear of the property alongside access to the loading bay for deliveries.

EPC

The property has an EPC rating of 50 falling in Band B.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground floor sales	183.57	1,976
Ground floor staff facility	5.66	61
Total	189.23	2,037

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:

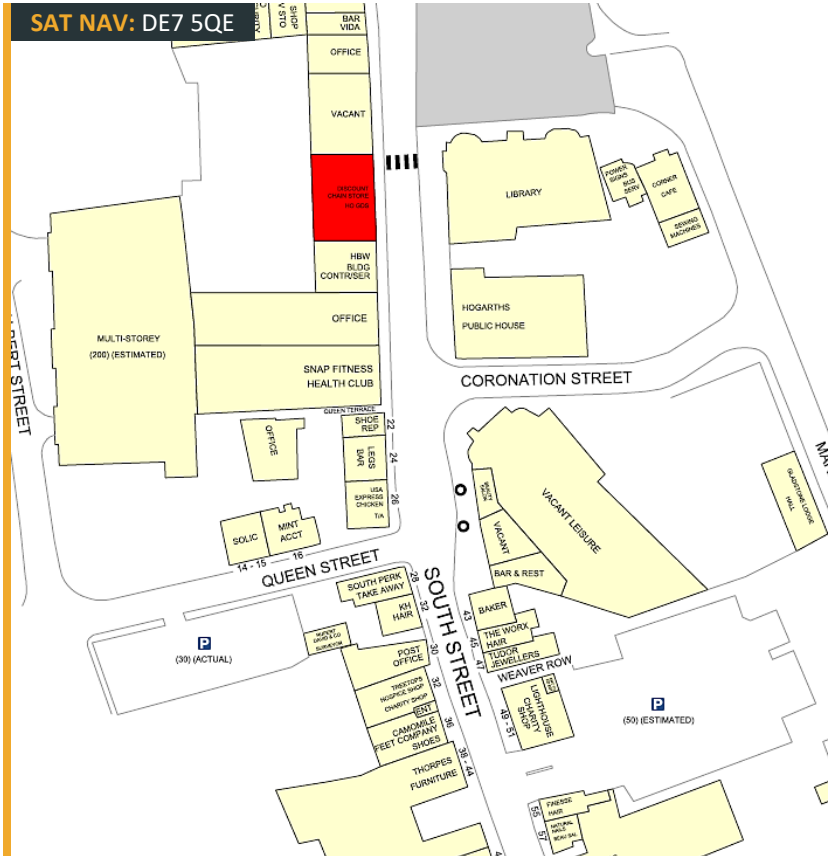
£17,500 plus VAT per annum

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 £500 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): £14,750

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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03/02/2025



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