

# RETAIL OPPORTUNITY

22 Bath Street, Ilkeston, Derbyshire DE7 8FB



## RENT!

**£35,000  
PER ANNUM**

## Prominently Positioned Retail Unit in Ilkeston Town Centre

- Ground floor sales 178.36 sq m (1,920 sq ft) first floor ancillary 115.84 sq m (1,247 sq ft)
- Close to a number of multiple retailers such as Wilkos, Greggs, New Look, Scrivens and Birds
- Available on a new lease

### Location:

The property is situated in the main pedestrianised location on the east side of Bath Street, adjacent to the entrance to the Albion Centre.

Surrounding notable multiple retailers include Wilkos, Greggs, New Look, Birds, Holland & Barrett and Scrivens.

### Description:

The property is arranged over two floors with the ground floor providing the main retailing area and first floor providing ancillary storage.

### Accommodation:

Ground Floor	178.36 sq m	(1,920 sq ft)
First Floor Ancillary	115.84 sq m	(1,247 sq ft)
<b>Total</b>	<b>294.20 sq m</b>	<b>(3,167 sq ft)</b>

### Terms:

The property is available on a new lease with terms to be agreed.

### Rent:

The property is available at a price of:-

**£35,000 Per Annum**

### Planning:

A1 (Shops)

### Rates:

Rateable Value	£41,000
Rates Payable 2014/15	£19,762

### VAT:

Vat is applicable to the rental payments.

### EPC:

An EPC has been commissioned.

**Interested? Contact Will Torr 0115 979 3491 [wtorr@heb.co.uk](mailto:wtorr@heb.co.uk)**

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