



13a Bath Street, Ilkeston, Derbyshire, DE7 8AH

Versatile retail premises within Ilkeston Town Centre.

Ground floor extending to 645 sq. ft./60.1 sqm.

Upper floors extending to 933 sq. ft./86.7 sqm.

Incentives Available.

TO LET - £11,000 pax

13a Bath Street, Ilkeston, Derbyshire, DE7 8AH

LOCATION

The property is situated in an excellent position adjacent to the Albion Centre, fronting Bath Street, Ilkeston. Bath Street is the prime retailing location of the town, with a mixture of independent and multiple retailers occupying nearby premises. Nearby occupiers include; Birds Confectioners, Greggs, McDonalds, Subway, Peacocks, Boots, Wilko's, and a number of financial and professional services providers. Ilkeston is a busy market town situated approximately nine-miles north-east of Derby and eight-miles north-west of Nottingham. The resident population is approximately 35,000 inhabitants (2011 census) with a catchment area of 106,000.

DESCRIPTION

The premises are arranged over ground, upper ground, first and second floor levels. They have a full-height aluminum shop front with retail to the ground and upper ground floor levels. There is a small preparation area, and WC facilities, to the rear. The first and second floor levels afford useful storage rooms with windows to front and rear. Outside, to the rear, is a small yard.

ACCOMMODATION

GROUND FLOOR

Retail Area	645 sq. ft.	60.1 sqm.
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FIRST FLOOR

Storage	618 sq. ft.	57.4 sqm.
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SECOND FLOOR

Storage	315 sq. ft.	29.3 sqm.
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Total Area	1,578 sq. ft.	146.8 sqm.
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SERVICES

We understand mains water, electricity and drainage are connected to the property. However, not tests have been undertaken and no warranties are given or implied.

BUSINESS RATES

We understand from our enquiries of the valuation office agency (VOA) website, that the property is assessed for non-domestic rating purposes, as follows: -

Description	Rateable Value
Shop and Premises	£8,500

TENURE

The premises are available by way of a new full repairing and insuring (FR&I) lease, for a term to be negotiated. Incentives are available, subject to terms and covenant strength.

RENT

£11,000 (eleven thousand pounds) per annum exclusive (pax).

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the new lease.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D77

A copy of the certificate can be made available on request from the agents.

VIEWING

Strictly by prior arrangement with the Sole Agent: -

Gadsby Nichols

21 Iron Gate, Derby, DE1 3GP

Tel: 01332 290390

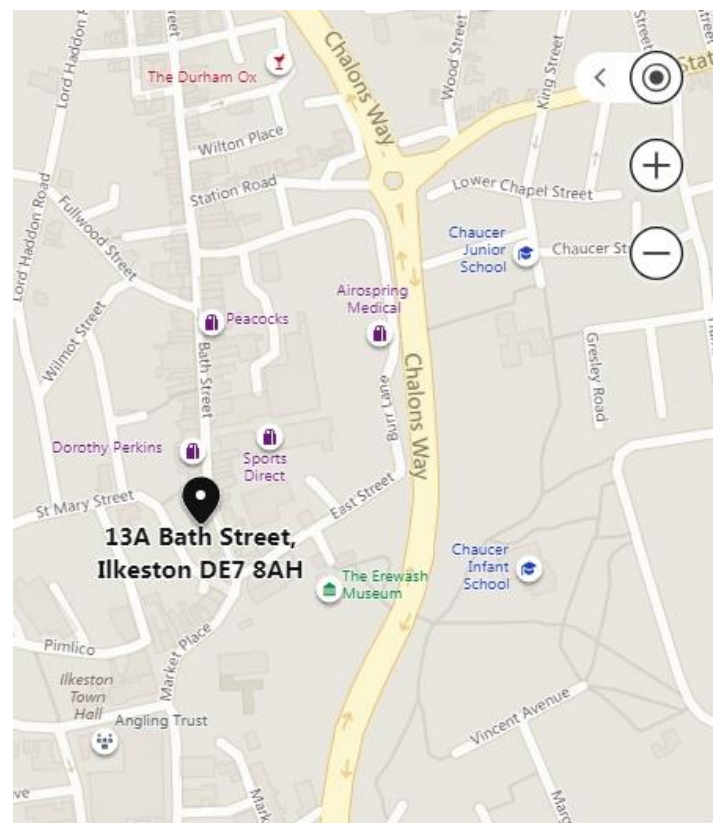
Mob: 07501 525352

Email: mikewalmisley@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references for the tenancy.

SUBJECT TO CONTRACT



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