

TO LET

Prominent Retail Unit

65 Bath Street, Ilkeston, Derbyshire, DE7 8AJ



- Prominent retail premises in Ilkeston town centre.
- Total Net Internal Area: **29.1 sq.m. / 313 sq. ft.**
- Open plan retail sales, tea point and WC.
- Suitable for a variety of uses falling within use class E.
- Recently refurbished to a high standard.
- Available immediately on new lease terms.

Rent: £6,500 P.A.X.

**01332
200232**

Location

Ilkeston is a large market town located in the Borough of Erewash in Derbyshire, close to the border with Nottinghamshire.

Road communications are good, the town lies close to the A610 trunk road which provides a connection to the A38 to the west and the M1 motorway to the east at Junction 26.

Bath Street is Ilkeston's prime pedestrianised retail pitch. The Subject property is situated on the west side of Bath Street close to the junction with Wilmot Street.

Description

The property comprises a self-contained ground floor unit within a larger three-storey building of brick elevations beneath a pitched slate roof. The unit has a traditional glazed retail frontage to Bath Street.

Internally the property provides open plan retail sales having a tea point and WC to the rear.

The specification includes painted plaster walls and spot lighting. The unit has recently undergone a program of refurbishment including re-wiring.

Externally the property benefits from pedestrian access from Bath Street.

Services

It is understood that electricity, water and mains drainage are connected to the property. The tenant is to be responsible for all outgoing.

Schedule of Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition (2018) according to the basis of Net Internal Area (NIA):

Description	sq mtrs	sq ft
Retail Sales	27.3	294
Tea point	1.8	20
WC	-	-
Total Net Internal Area:	29.1	313

Rent

£6,500 per annum exclusive (P.A.X.)

Deposit

A deposit may be payable subject to status.

Lease

The property is available on new lease terms for a negotiable period of years, subject to open market upwards only rent reviews where appropriate.

Rates

According the Valuation Office Agency the property has a Rateable Value of £3,650. Occupiers may benefit from 100% small business rates relief (if eligible).

VAT

Not applicable.

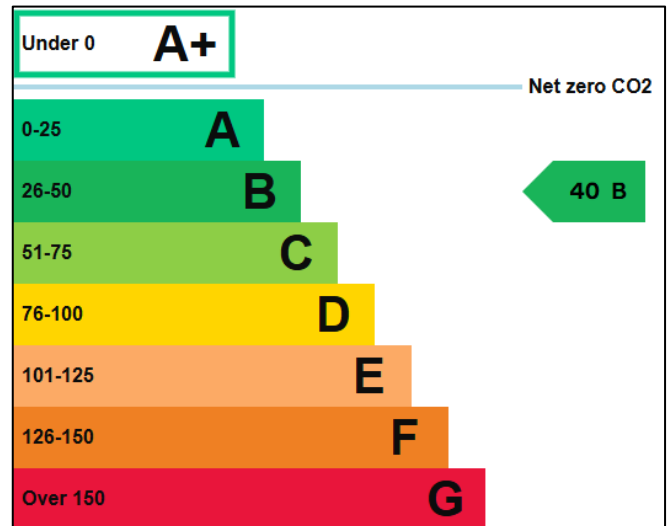
Legal Costs

Each party is responsible for their own legal charges in the letting transaction.

ID Checks

Successful parties will be required to provide two forms of photographic ID and a recent utility bill.

EPC



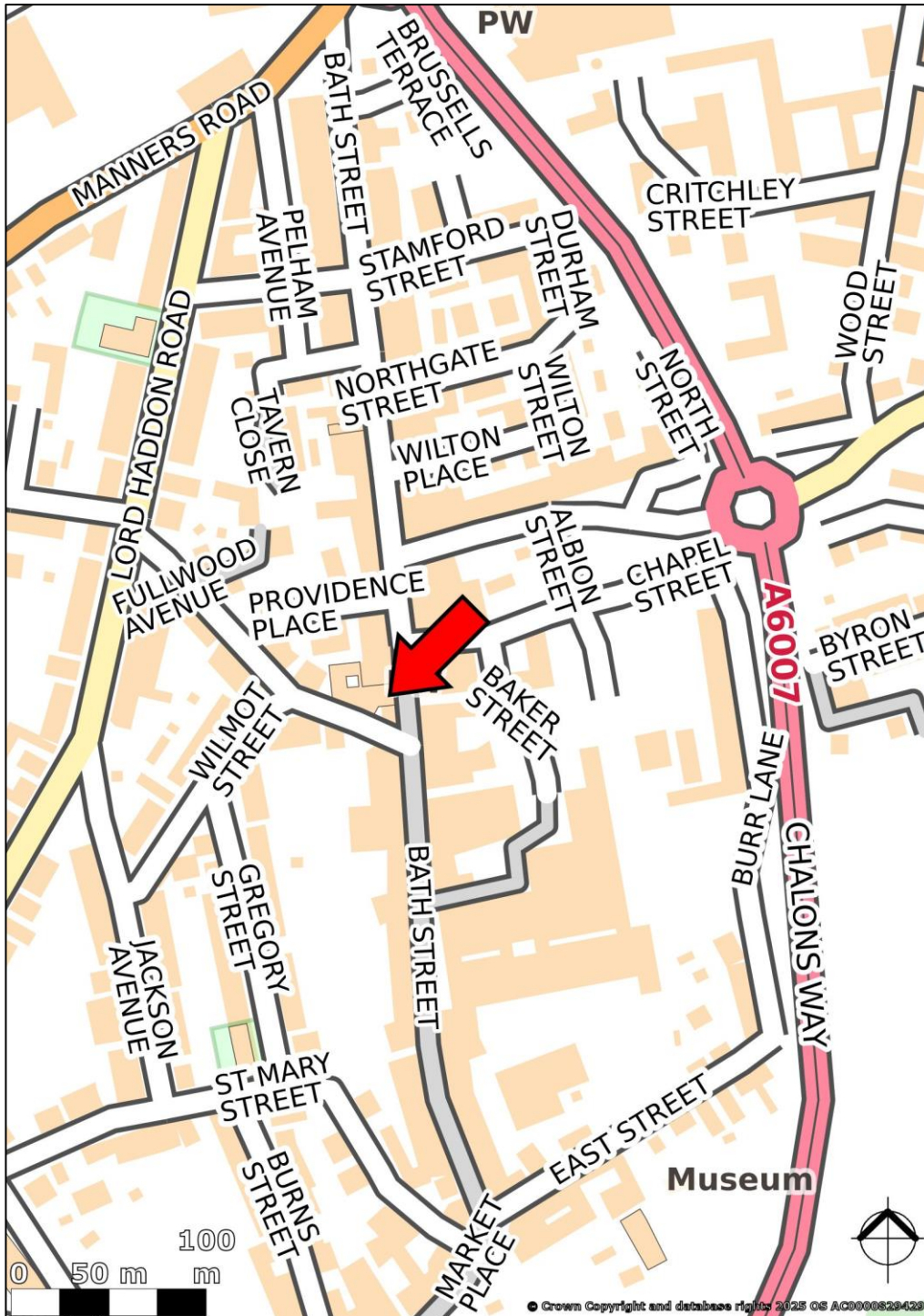
Viewing

Viewing is strictly via appointment with the sole agent:

David Brown Commercial

Tel: 01332 200232

email: enquiries@davidbrownproperty.com



IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

(i) This marketing brochure has been prepared as a general outline only, for the guidance of prospective purchasers or lessees and not part of it constitutes a term of contract or a statement of representation upon which any reliance can be placed. (ii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iii) Neither David Brown Commercial as a firm, nor any of its employees or agents have any authority to make or give any representation or warranty as to the premises whether in this brochure or otherwise. (iv) The property is offered subject to contract and subject to it still being available at the time of enquiry. No responsibility can be accepted for any loss or expenses incurred in viewing. (v) Details of mains services/connections have been based upon information supplied by the vendors/lessors. Interested parties must satisfy themselves in this regard by contacting the relevant service providers. No tests have been carried out on any of the service installations and no comment is made about their condition or serviceability. (vi) All prices, rents, service charges etc. are quoted exclusive of VAT unless stated to the contrary. (vii) All measurements, areas and distances are approximate. (viii) Wide-angle lenses are occasionally used for property photographs.

We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.

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