



Ground Floor, 101 Bath Street, Ilkeston, Derbyshire, DE7 8AP

RETAIL/CAFE PREMISES

TO LET - Well Presented Ground Floor Café.

- ⊕ Available immediately to rent at £9,500 per annum exclusive.
- ⊕ Providing 507 sq ft / 47 sq m of accommodation (NIA).
- ⊕ Prominent high street location with good connectivity and transport links.



CONTACT

Cameron Godfrey

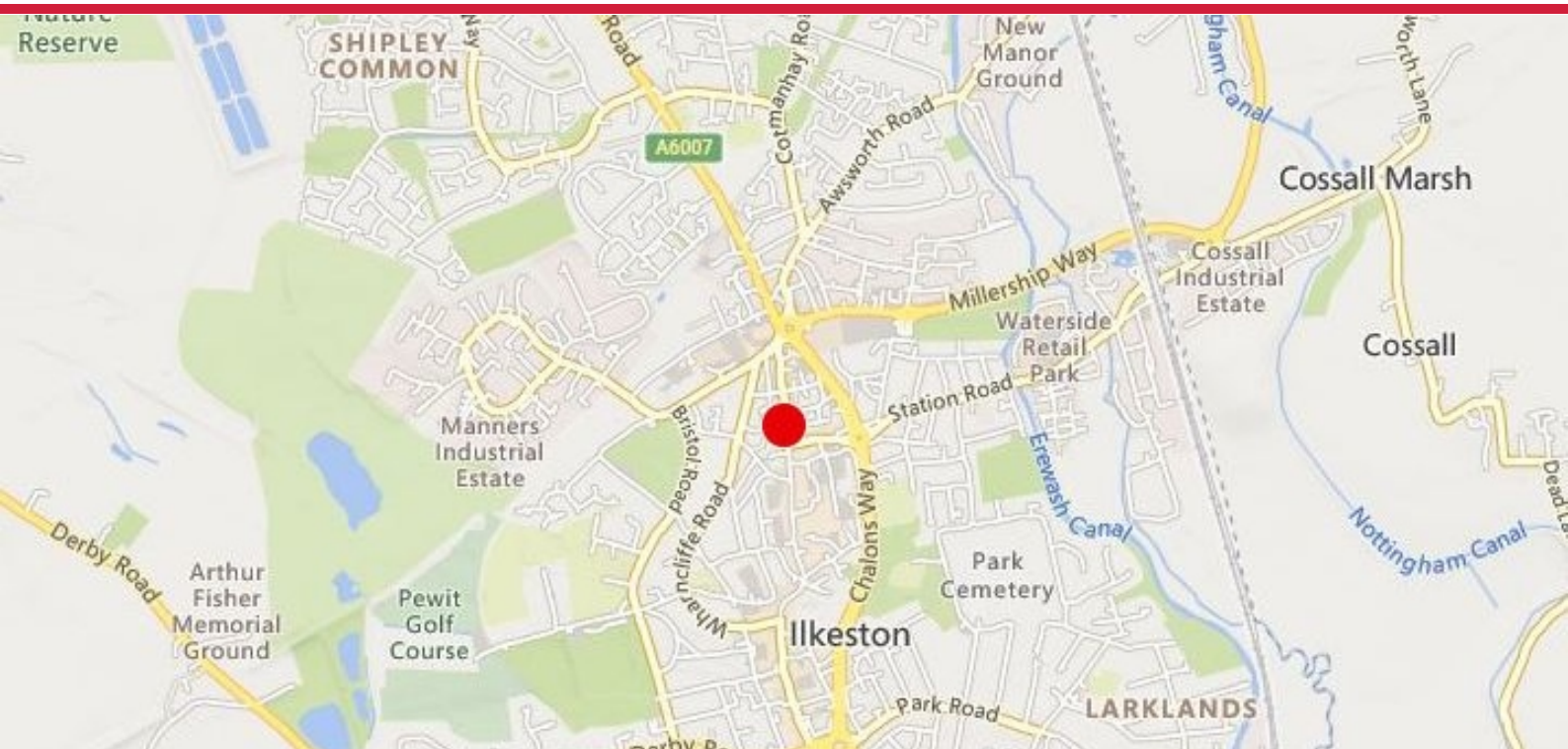
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Location

Ilkeston is a well-established market town located in the Erewash district of Derbyshire, positioned approximately 8 miles west of Nottingham and 10 miles northeast of Derby, providing strong regional connectivity. The property is prominently situated on Bath Street, Ilkeston's principal retail thoroughfare in the heart of the town centre.

Bath Street is a busy area, benefiting from a mix of national and independent retailers, cafes and service providers. The immediate vicinity includes popular occupiers such as Boots, B&M, Superdrug and a range of local businesses, ensuring consistent footfall throughout the day.

The location is well-served by public transport, with several bus routes operating along Bath Street with Ilkeston Railway Station also within close proximity. There is also an abundance of public parking available within walking distance to the subject property.

Description

The subject property comprises a ground floor retail unit within a two-storey building constructed of traditional brick beneath a pitched tile roof.

The available accommodation has been fitted to a high standard incorporating wooden panel flooring, painted plaster walls and ceilings, decorative lighting throughout and a double glazed aluminium framed double window shop frontage and pedestrian access door. To the rear of the property, there is an additional storage and WC facility.

The property also includes access to a shared rear yard (shared with the first-floor residential accommodation), which is accessible via a gated undercroft passage leading directly onto Bath Street.

Accommodation

The accommodation has been measured on a net internal area basis in accordance with the RICS code of measuring practice (6th edition):

Total Net Internal Area: 507 sq ft / 47 sq m.

Planning

We understand the property has the benefit of planning consent for use class E (formerly A3 restaurant and café).

All planning information should be confirmed with local authority .

Services

We understand that all main services are available to the property.

Business Rates

The subject property is listed on the Valuation Office website as having a rateable value of £5,900.

Tenure

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

Price

The property is available on a leasehold basis at £9,500 per annum exclusive.

Energy Performance

B(41)

VAT

We have been informed by our client that the property is registered for VAT.

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs in connection with this transaction.

Viewing

Strictly via appointments with sole agents BB&J Commercial.

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BB&J Commercial can confirm the following:

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