

182 Bath Street
Ilkeston | DE7 8FH

Highly visible retail unit in Ilkeston suitable for A5 (Hot Food Takeaway STP)

93.66m² (1,008ft²)



- Excellent position on the A6007
- Adjacent to Dominos Pizza, George's Fish & Chips, Tesco and Aldi
- Immediately available on new lease terms
- Open plan shell ready for ingoing tenant
- Rent £15,000 per annum



To Let



Location

Ilkeston is a busy market town, situated approximately 8 miles north west of Nottingham and 8 miles north east of Derby.

More specifically, the subject premises are situated on the A6007, where Bath Street meets Heanor Road.

The property is neighboured by George's Traditional Fish & Chips and Dominos Pizza. Tesco and Aldi lie adjacent. The area benefits from high density housing.

There is free 30 minute customer parking within close proximity.

The Property

The premises are arranged over ground floor and benefit from WC facilities.

The unit presents in shell specification ready for an incoming tenants fit out.

Accommodation

The property comprises the following net internal areas:-

Area	m ²	Ft ²
Total	93.66	1,008

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).



Lease

The premises are available by way of a Full Repairing and Insuring lease for a term to be agreed at a rental of:-

£15,000 per annum

Business Rates

We are advised by the Erewash Borough Council Business Rates Department that the premises hold the following rateable value:-

£5,200

(The current UBR is 49.1p. We advise interested parties are advised to make their specific enquiries with the local billing authority having regard for the effect of transitional phasing implications).

VAT

We confirm all figures quoted are exclusive of VAT.

Planning

The current planning use is:-

Class A1 (Retail)

The landlord will apply for:-

Class A5 (Hot Food Takeaway)

Other uses may be suitable subject to planning.

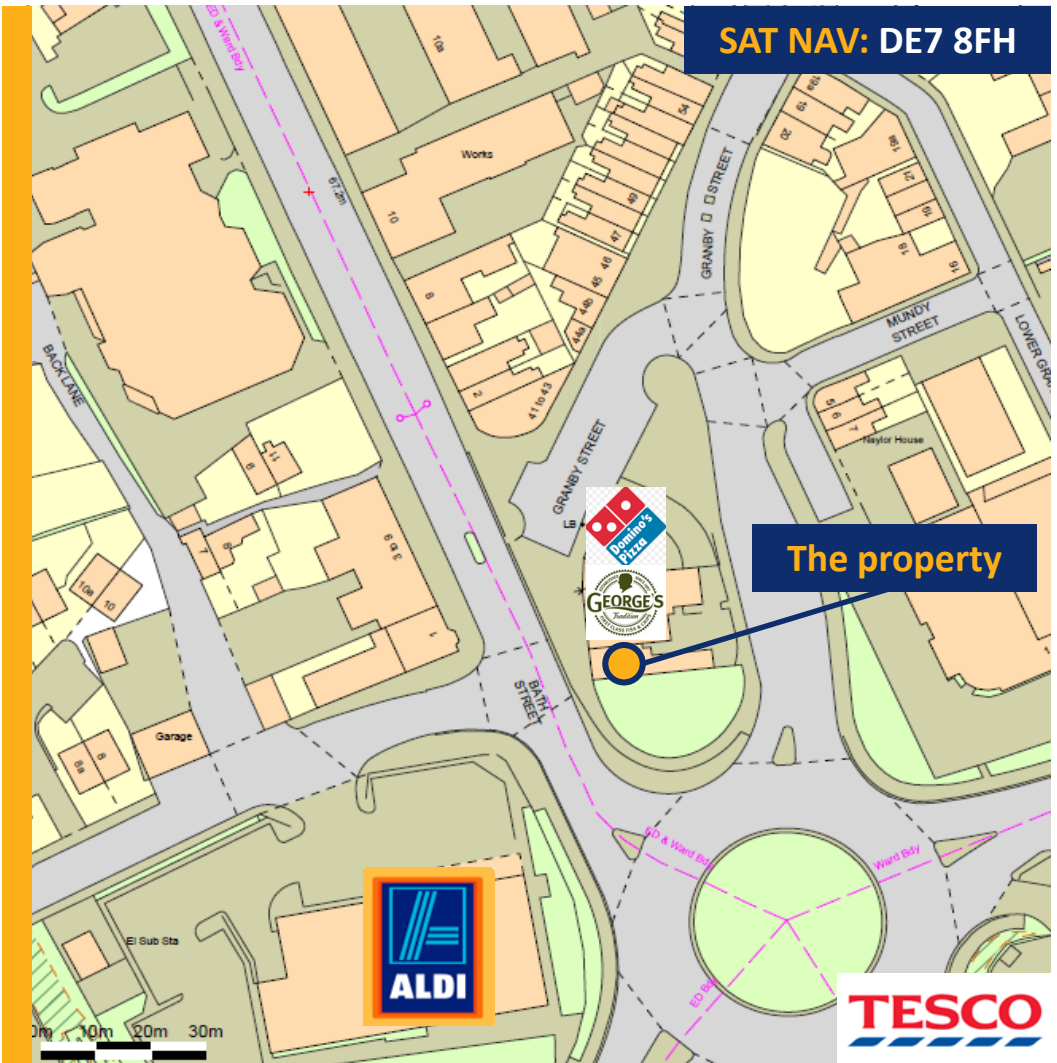
Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC

The property has an Energy Performance Certificate Rating of TBC.

SAT NAV: DE7 8FH



For further information or to arrange to view please contact:

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