



**10B - 14 Bath Street, Ilkeston, Derbyshire DE7 8FB**

## **Conversion Opportunity**

- ▶ **Former Argos with upper floor storage**
- ▶ **532.8 sq m (5,735 sq ft)**
- ▶ **Town centre location**
- ▶ **Previous PP for 3 shops and 12 dwellings (9 x 1 bed and 3 x bedsits)**

For enquiries and viewings please contact:



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### Location

Ilkeston is a popular Market town within the Erewash Borough of Derbyshire. The town is situated approximately 7 miles west of Nottingham and 10 miles north east of Derby.

The site is situated in Ilkeston Town Centre, on Bath Street, which is generally regarded as the Town's main shopping precinct. The premises lies just south of the Albion Shopping Centre which accommodates a range of independent shops and national retailers including B&M, Superdrug, Sports Direct and Farm Foods.

Being within a town centre location, there is an abundance of car parking and public transport links close by.

### Description

The property comprises a mid-terraced building of masonry construction, under a pitched tile roof.

The premises was last occupied by Argos with a ground floor sales area and upper floor storage/ancillary space. The accommodation is currently in a shell state, ready for fit out or implementation of planning.

### Accommodation

	Sq M	Sq Ft
Ground	160.6	1,729
First	150.3	1,618
Second	159.7	1,719
Basement	62.2	670
<b>Total</b>	<b>532.8</b>	<b>5,735</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

### Services

We understand mains services are available for connection.

### Planning

By way of a lapsed planning permission ref ERE/1015/0065 there is consent for conversion and extension to create;

3 x shops with a total Gross Internal Area of 261 sq m (2,814 sq ft).  
12 dwellings with a total Gross Internal Area of 358 sq m (3,854 sq ft).

### Tenure

The property is available to buy with vacant possession. Offers in excess of £250,000.

Bids should contain the full purchaser details, funding arrangements, proposed use, timescales for completion and anticipated occupation date.

### Business Rates

The property is currently listed as a shop and premises and has a rateable value of £25,250. Source: VOA

### Price

Offers in excess of £275,000.

### VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises have an EPC assessment of: C (57)

### Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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