





A popular shopping centre located in the centre of Ilkeston, Derby with direct pedestrian access off Bath Street and with over 200 car parking spaces.

The centre is anchored by a 25,000 sq ft B&M store with other occupiers including Sports Direct, Costa, Superdrug, Card Factory, Savers, Shoe Zone, CEX, Thomson, Select, Ryman, GAME and Farmfoods.

Units to be made available from 1,500 to 4,000 sq ft. Over 200 parking spaces with access to Bath Street.

All enquiries and viewings



Space Retail
Property Consultants

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The Albion Centre has two prime units available with dual frontage to the shopping centre and Bath Street. Units 1 and 3 as shown above can be remodelled as shown in the CGI to provide units from 1,500sqft to 3,136sqft at ground floor. Further enhancements to the elevations and entrance to the scheme are planned to be undertaken during 2018, further details to be provided upon request.

Accommodation

Units 1 & 3	sqm	sqft
Ground Floor	291.3	3,136
First Floor	137.9	1,484
Total	429.2	4620
Units 2 & 4	sqm	sqft
Ground Floor	192.3	2,070
First Floor	155.6	1,675
Total	347.9	3745

Measurements are quoted on a Gross Internal Basis in accordance with the RICS Property Measurements First Edition.

Services

We understand all mains services are connected to the property.

Planning

Interested parties should satisfy themselves and make enquiries of the local planning authority with respect to their proposed use.

Tenure

Flexible or fixed terms will be considered.

Business Rates

Unit 2/4 - rateable value of £38,750. Source: VOA.
Unit 1/3 - rateable value of £34,250. Source: VOA.

Price

Rent upon application.

*The Ground floor of units 1 and 3 were previously occupied by McDonalds as a single unit. The unit is available separately or combined to suit requirements.

VAT

All sums quoted exclusive of VAT if applicable.

EPC

Units 2 and 4: EPC rating C, 68
Units 1 and 3: EPC rating G, 180

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.

Plans

PDF and CAD plans are available upon request.

COSTA

SD
SPORTSDIRECT.COM



Superdrug

b&m

Card Factory

GAME

select



THE
ALBION CENTRE
A GREAT PLACE TO SHOP



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Albion Shopping Centre
Bath Street, Ilkeston
Derby DE7 8AG

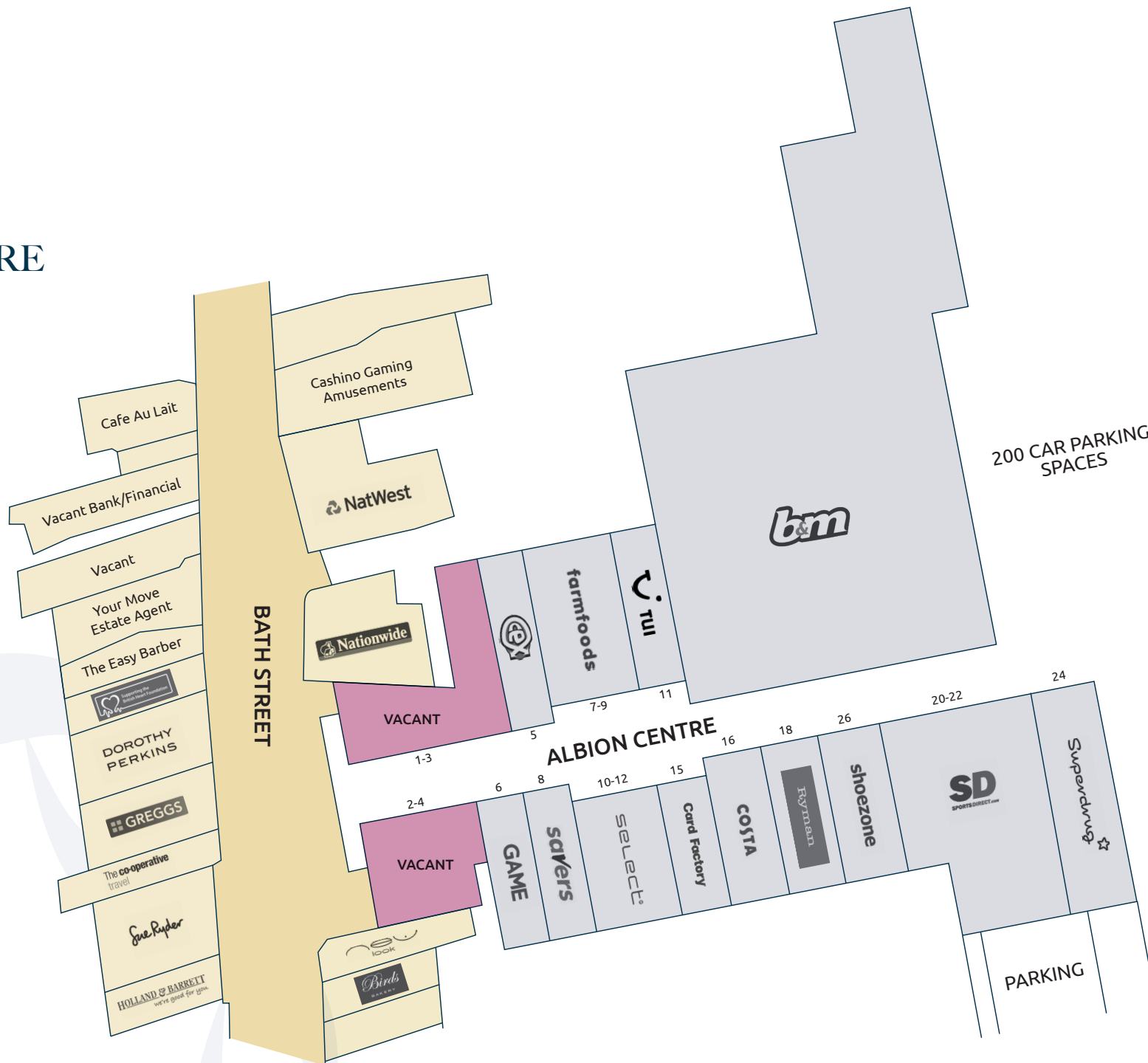


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