

Richardson

Commercial Property Specialists

Unit N, Digby Street
Digby Business Park,
Ilkeston, DE7 5TG

TO LET

£19,500 Per Annum Plus VAT



- Workshop/Car Sales/Store
- GIA - approx 269sq m (2,900 sq ft)
- New Lease
- EPC - E
- Front Loading Doors
- Competitive Terms
- To Let - New Lease

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonsurveyors.co.uk

01780 758007

LOCATION

The property is situated on Digby Street, Ilkeston in close proximity to Derby City Centre (11 miles) and Nottingham City Centre (8 miles) and Junctions 25 and 26 of the M1 motorway.

DESCRIPTION

The property comprises a concrete portal frame workshop/storage unit. Currently used as a car showroom. The unit benefits from an electrically operated loading door and small office.

ACCOMMODATION

The accommodation briefly comprises the following:

269 sq m (2,900 sq ft) approx

The premises have been measured in accordance with the RICS code of measuring practice on a gross internal floor area basis.

SERVICES

Mains electricity is connected via an estate submeter.

BUSINESS RATES

From enquiries of the Valuation Office website, we understand that the following rating assessment applies:

Rateable value - £8,600

Interested parties should make their own enquiries as to the amount of rates payable. Small business rates relief should apply.

TERMS

The property is available on a new internal repairing and insuring lease – terms to be negotiated. An estate service charge is payable in addition to the rent.

EPC

E - 103 - Valid to 2nd October 2032.

VAT

We understand that VAT will not be charged on the rent.

LEGAL COSTS

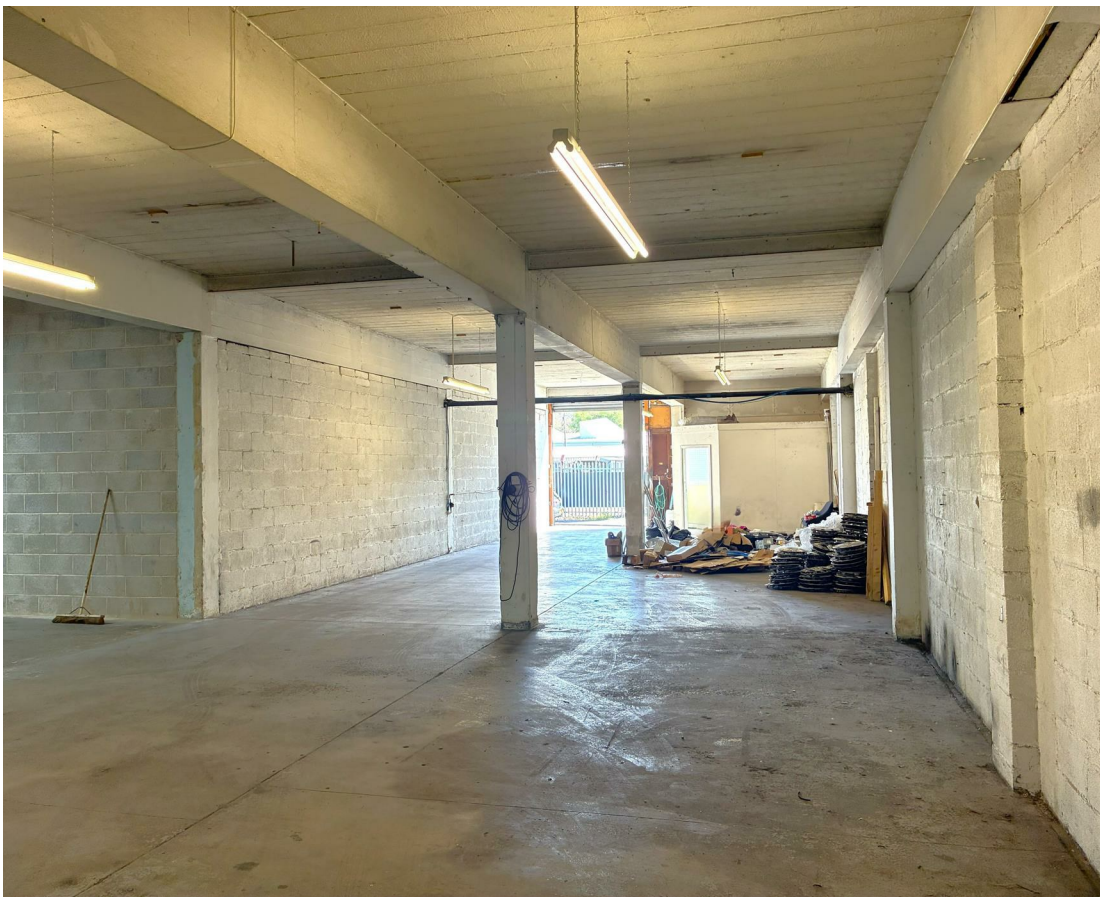
Each party is to be responsible for its own legal costs incurred in the transaction.

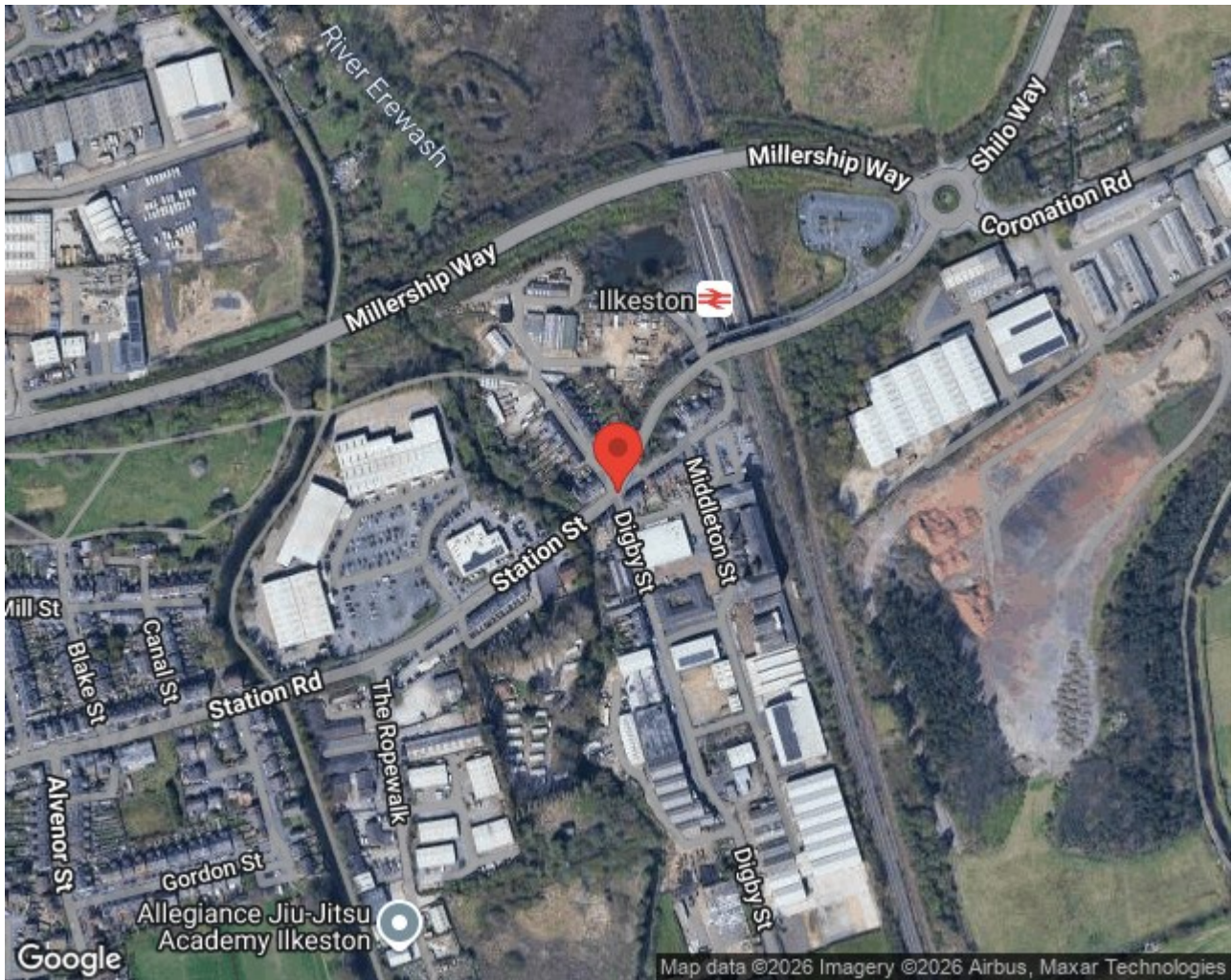
VIEWINGS

For further information or an appointment to view please contact the sole letting agent Andrew Leech at RICHARDSON

e: aleech@richardsonsurveyors.co.uk direct line: 01780 758007

or Katie Mulhern e. kmulhern@richardsonsurveyors.co.uk or t. 01780758005





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
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4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.