



# TO LET

**54-56 BATH STREET  
ILKESTON  
DE7 8FD**



**7,870 sq. ft. (731.19 sq. m.)**  
(Approx. Net Internal Area)

**\* Rent £35,000 per annum exclusive**

**\* Subject to vacant possession**





**Location:**

Property is located in the town of Ilkeston in Derbyshire which is located 10 miles north east of Derby and 8 miles west of Nottingham. The property is located at the northern end of Bath Street close to the junction with Wilmot Street. The property is located at the edge of the main retail pitch which is focused around Bath Street and the Albion Centre Shopping Mall.

**Description:**

Property comprises of a 4 store building of traditional brick construction with a flat roof surrounded by brick parapet. The ground floor retail area benefits from a traditional glazed retail frontage with sloped access. First floor is used for storage and staff facilities. The upper two floors are used as further storage or unoccupied. To the rear of the property there is a loading door to the rear.

**Accommodation:**

	sq. m.	sq. ft.
Ground floor	324.77	3,496
First floor	144.87	1,559
Second floor	142.87	1,538
Third floor	118.68	1,277

**Tenure:**

The property is available to let, subject to the landlord obtaining vacant possession.

**Rent:**

The property is available on a new lease, term to be agreed at a rental of £35,000 per annum.

**Rates:**

From enquiries made of the Valuation Office Agency website we understand that the property is currently entered in the valuation list as detailed below:

Rateable Value (2017) Shop and Premises: £29,500



**EPC:**

EPC Rating **D** (78)

**Services:**

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

**Legal Costs:**

Each party to pay their own legal costs in connection with the transaction.

**VAT:**

We understand that VAT is applicable to this property. However, you should check with your advisers whether the property can be transferred as a going concern.

**Money Laundering:**

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

**Viewing:**

Strictly via sole agents:

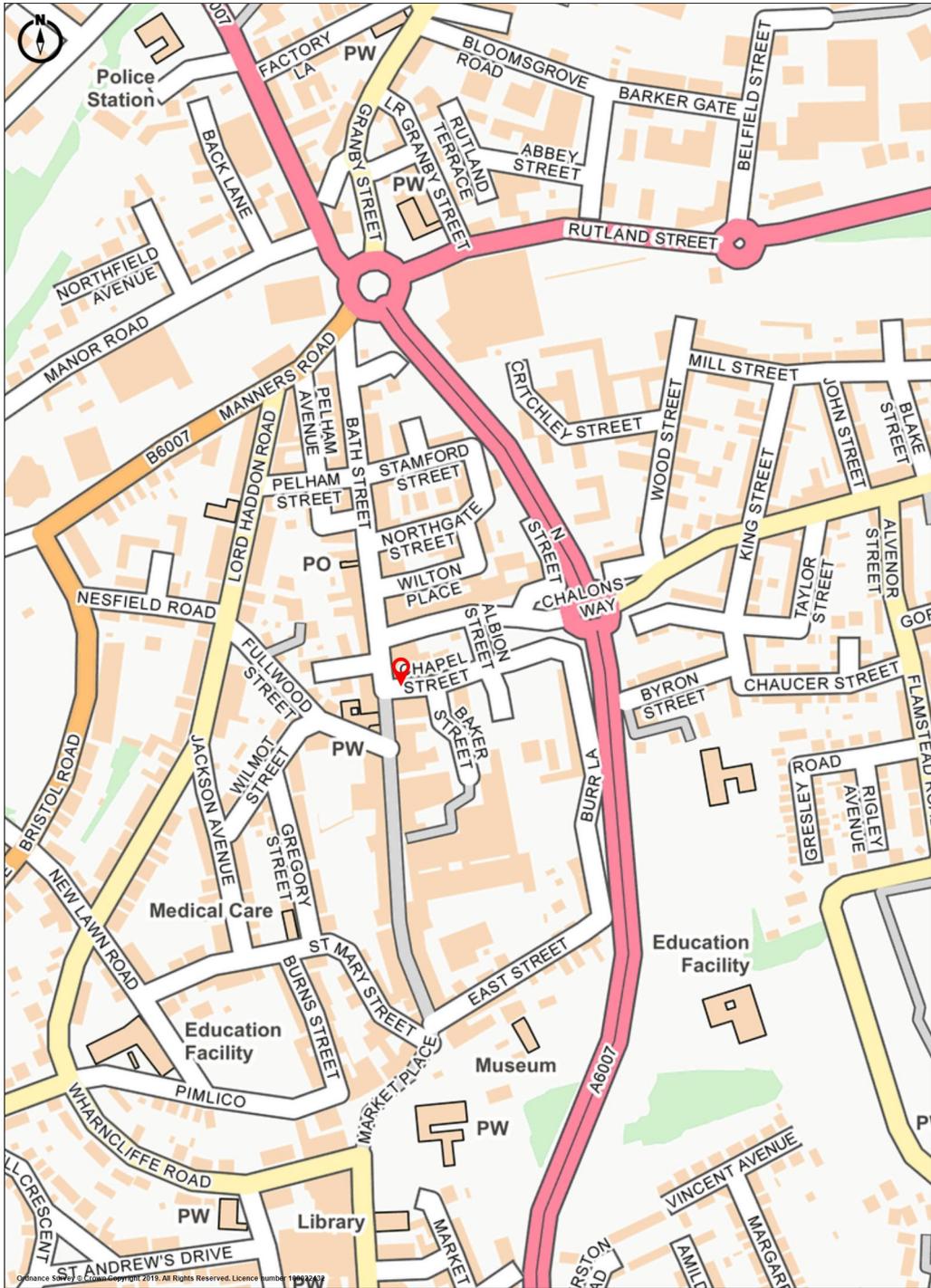
**Harris Lamb**  
**75-76 Francis Road**  
**Edgbaston**  
**Birmingham**  
**B16 8SP**

**Tel: 0121 455 9455**

**Contact: David Walton**  
**Email: david.walton@harrislamb.com**

**Ref: RA117**  
**Date: November 2020**

**Subject to Contract**



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