



Brand new retail/office premises located on popular town centre high street. (700 sq ft / 65 sq m)

Unit 1 117 Bath Street, Ilkeston, Derbyshire, DE7 8AP

- ⊕ Available on flexible terms under a lease or license
- ⊕ Brand new build with dual frontage
- ⊕ One dedicated parking space



Location

Ilkeston is a Derbyshire market town situated approximately 10 miles to the north east of Derby city centre and just 7.5 miles to the west of Nottingham. The town boasts good transport links with the M1 motorway close by and the recent opening of Ilkeston train station improving the towns connectivity.

The subject property is located on Bath Street which serves as the town's primary high street. Other well known retailers and businesses on the high street include Lloyds Bank, William Hill and Timpson's.

Description

This is a great opportunity to acquire a brand new ground floor unit being part of a larger scheme nearing completion in Ilkeston town centre.

The unit will be available ready to move into with the benefit of painted plastered walls, kitchen and WC.

As the unit falls under the new Use Class E (Commercial, Business and Service) it can be used not only for retail but also other uses such as office and professional services, so is extremely flexible.

The space is available under a lease or license (terms to be agreed) and with rent free incentives available.

Accommodation

Unit 1 - 65 sq m (700 sq ft)

Planning

We understand the property has the benefit of planning consent for Use Class E but may be suitable to alternative uses subject to the necessary planning consents.

Services

It is understood that all mains services are either connected or available to the property.

Business Rates

To be assessed.

Tenure

The property is available by the way of a new lease or license for a term of years to be agreed.

Price

Unit 1 - £12,000 per annum exclusive

VAT

It is our understanding that VAT is payable with this transaction. All figures are quoted exclusive of VAT. Purchasers must satisfy themselves as to the VAT position if necessary.

Legal Costs

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

Viewing

Strictly by appointment with the sole agents, BB&J Commercial.

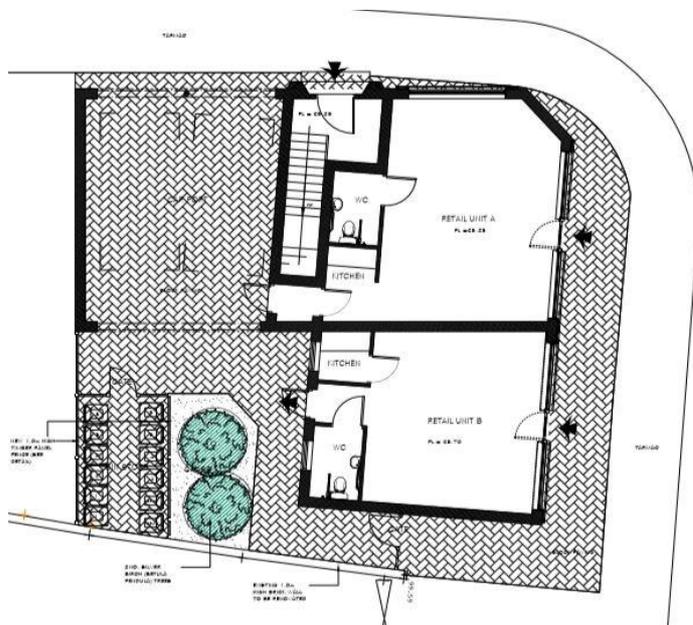


CONTACT

Mark Richardson

01332 292825

m.richardson@bbandj.co.uk



01332 292825

www.bbandj.co.uk

BB&J Commercial can confirm the following:

(i) These marketing particulars are prepared for guidance purposes only and do not constitute part of an offer or a contract whatsoever or a statement of representation upon which any reliance can be placed.

(ii) All measurements, areas and distances are approximate and all descriptions, condition, permissions for use and occupation should not be relied on and any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.

(iii) Neither BB&J Commercial or any of its employees or agents has any authority to make or give representation or warranty whatsoever in relation to the property.

(iv) BB&J Commercial have not tested any apparatus, equipment, chattel, services etc and therefore can give no warranty as to their availability, condition or serviceability.

(v) All prices, rents, service charges etc are quoted exclusive of VAT unless stated otherwise.