



Former Cafe/Retail unit, 60 Bath Street, Ilkeston, DE7 8FD

Retail unit on Ilkeston's Main
Shopping Street

£10,000 per annum (No VAT)

Retail unit plus Upper Floors for
Storage or Accommodation
(Subject to Planning)

- 700 Sq ft ground floor retail with electrically operated roller shutter
- 800 Sq ft accommodation on upper floors plus basement
- £10,000 per annum no vat
- Ilkeston Town Centre location
- Available immediately
- All uses considered STP

Summary

Size - 1,505 Sq. ft in total -
Ground floor retail area - 700 Sq ft
Rent - £10,000 per annum
VAT - Not applicable
Rateable Value - £8,200
Parking - Available to the rear
EPC - D (94)

Description

60 Bath St is a 3 storey mid terrace brick build property with a pitched tile covered roof. The property is located in a prominent location with great retail frontage and on street visibility

Previously operating as a café at around 700 Sq ft, the ground floor is open-plan with good front of house space and service area for staff. The rear of the property has additional storage or preparation space and includes a sink and staff WC. The property also houses a basement for additional storage.

The first and second-floor are accessible via a central staircase, which can be accessed from both the front and rear of the property. At circa 800 Sq ft, it includes three spacious rooms ideal for offices or storage and includes a fully fitted kitchen & bathroom.

Subject to landlord approval the upper floors could be converted into 2 bed living accommodation, subject to the necessary planning and building regulation approval

Location

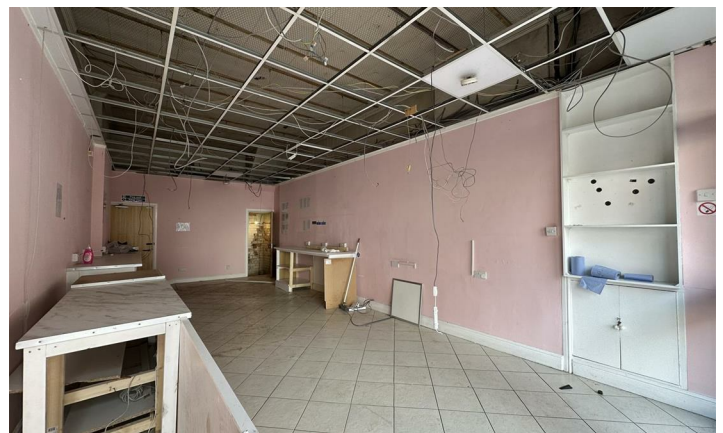
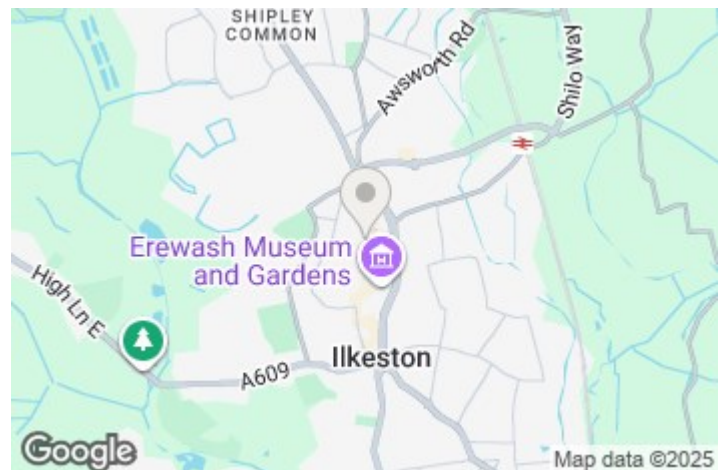
The property is located on Bath Street, the main retail Street in the market town of Ilkeston in Derbyshire. The town is located between the cities of Derby and Nottingham, near the M1 motorway. The town has traditional market days held on a Thursday and Saturday throughout the year.

Terms

Offered for let on a new fully repairing and insuring lease with terms to be agreed and to include a 3 year rent review - The rent will be £10,000 per annum and rising £1,000 each year for the first 3 years. A deposit equal to 3 months rent will be required along with a contribution to the Buildings Insurance which will be arranged by the Landlord. Rent is paid quarterly in advance.

Services

We are advised that all mains services are connected to the property with the exception of gas. These services have not



Viewing and Further Information

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