

FOR SALE RETAIL INVESTMENT

148 BATH STREET

Ilkeston, DE7 8FF



Key Highlights

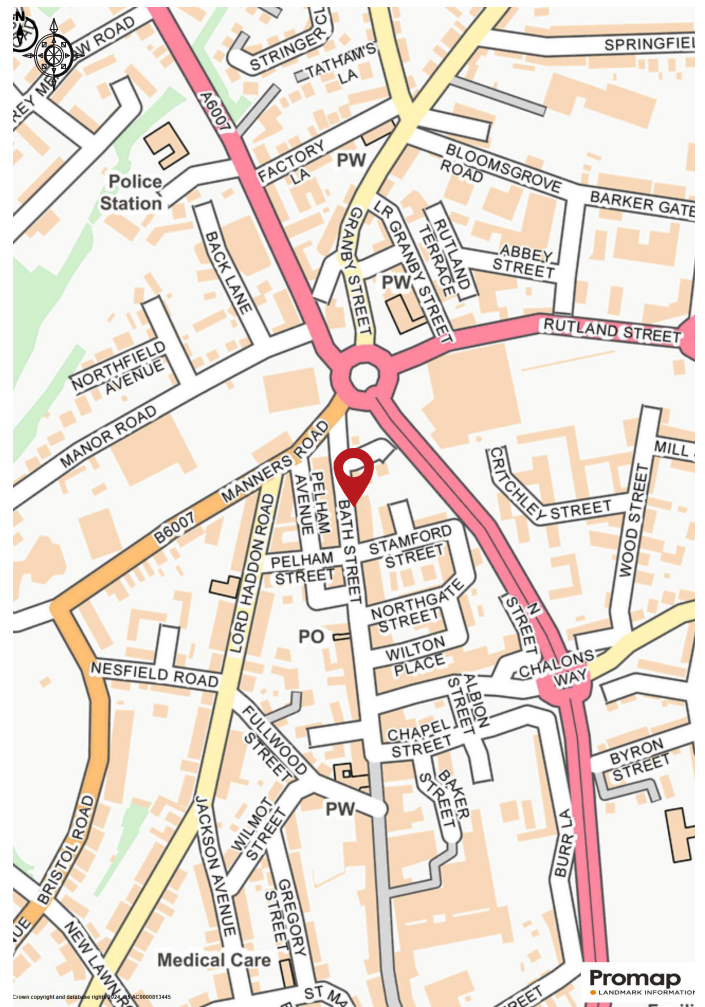
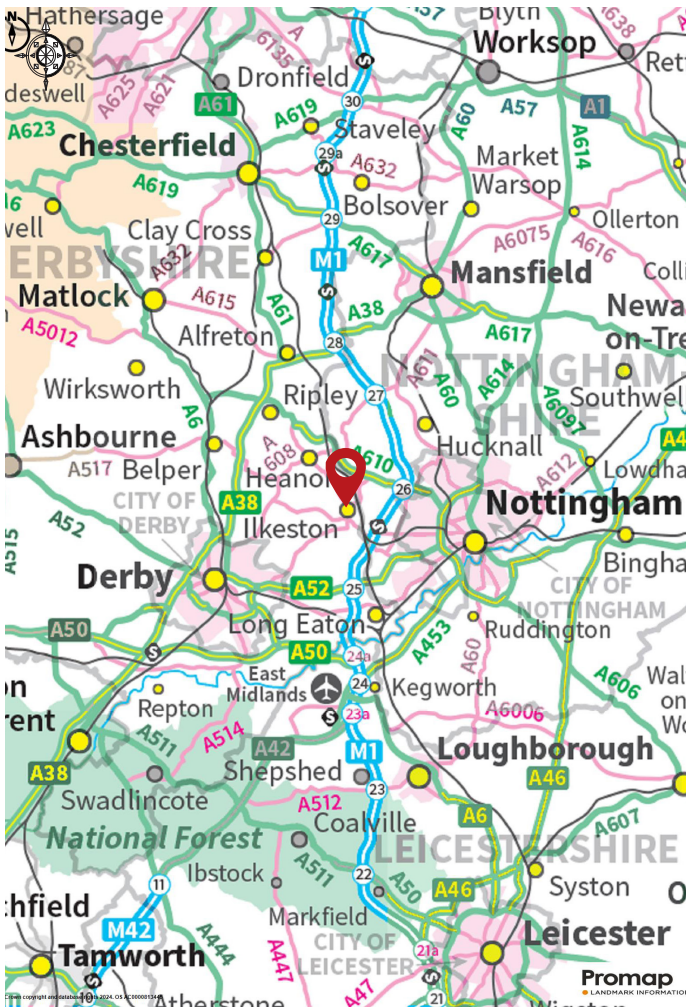
- Double fronted retail unit with excellent roadside frontage
- Fully let to Isterling's Ltd T/A Premier Community for a term of 10 years commencing 16 July 2023 at a passing rent of £16,000
- The property was granted planning consent to convert the first floor into a 2 bedroom flat in 2018
- Instructed to seek offers at an asking price of £185,000, reflective of a 8.49% NIY, assuming standard purchasers costs

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LOCATION

Ilkeston is a market town in the borough of the Erewash district within Derbyshire, located approximately 10 miles northeast of Derby and approximately 7 miles west of Nottingham.

The town benefits from excellent road, rail and air communications, situated within close proximity of the A52 trunk road and J25 of the M1 motorway.

The town benefits from its own railway station, located east of the town's centre, which provides services along the midland mainline. In addition, the town also benefits from easy access to the East Midlands Airport, located approximately 12 miles south, offering routes to a number of destinations internationally.

SITUATION

The property is located on the northern fringe of Ilkeston's town centre with good public transport links, within 100 ft of the Bath Street Bottom Bus Stop.

The property occupies a prominent roadside position fronting Bath Street, benefitting from good profiling with its double fronted entrance.

Nearby occupiers include a range of local independent businesses including Pizza Amicos, The Ilkeston Coffee Bean, Stanton Barbers and Eastwood Cars taxi service to name but a few.

DESCRIPTION

The property comprises a terraced, two storey, double fronted retail unit, built of traditional brick construction under a flat felt roof.

Internally, the property is configured to provide an open plan retail sales area flanked by staff welfare facilities including kitchenette and W/C at ground floor. There is additional office/storage accommodation to the first floor which was granted planning permission in 2018 to be converted into a 2 bedroom flat.

The property is fitted to a good specification including carpeted timber flooring, gas fired hot water radiators, recessed lighting panels and acoustic ceiling tiles.

Externally, the property benefits from a loading area and access to the rear elevation.

ACCOMODATION

The property has been measured on an NIA (net internal area) basis. All figures quoted are for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Ground Floor	1086	100.89
First Floor	600	55.78
TOTAL	1,686	156.67

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PLANNING

The property was granted planning consent to convert the first floor into a 2 bedroom flat in 2018.

Application Number: 0418/0018

TENURE

The property is available on a freehold basis subject to the occupational tenancy.

OCCUPATIONAL TENANCY

The property is fully let to Isterling's Ltd T/A Premier Community for a term of 10 years commencing 16 July 2023 at a passing rent of £16,000.

The lease is subject to a LL&T break option and OMV rent review in the 5th anniversary.

PRICE

We are instructed to seek offers at an asking price of £185,000 exclusive.

BUSINESS RATES

Rateable Value (2023) - £7,400

EPC

68 C

VAT

Applicable.

ANTI MONEY LAUNDERING (AML)

Any offers accepted will be subject to completing AML checks.

LEGAL COSTS

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

VIEWINGS

Viewings are available by prior appointment with the Sole Agent, Savills.

CONTACTS

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