



1 Corporation Road, Ilkeston, Derbyshire DE7 4AS

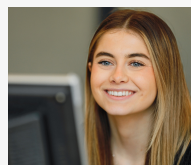
SUITABLE FOR A VARIETY OF USES

- ▶ **2,027 sq ft (188.27 sq m)**
- ▶ **Suitable for a variety of uses, subject to planning**
- ▶ **Easy access to Derby and Nottingham**
- ▶ **Located close to A6007 arterial route**

For enquiries and viewings please contact:



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Location

The property is located on Corporation Road, a mostly residential street which leads onto Nottingham Road (A6007) connecting you directly to the A52 and beyond.

Ilkeston is a popular market town within the Erewash Borough of Derbyshire. The town is situated approximately 7 miles west of Nottingham and 10 miles northeast of Derby.

Description

The property comprises a single storey traditional church building of brick construction under a pitch tiled roof with attractive stone dressed arched windows and doors throughout the premises.

The ground floor comprises a large hall with a range of separate activity rooms. It also benefits from a kitchen and two toilets, including disabled access. There is a first floor mezzanine accessed via the main hall and comprises a single room.

Externally, there is access to the cellar for storage use and a small courtyard which wraps around the front and sides of the premises.

Accommodation

	Sq M	Sq Ft
Ground Floor	168.3	1,812
First Floor Mezzanine	20	215
Total	188.3	2,027

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

The premises currently benefits from Class E planning for use as a Martial Arts Facility, although would be suitable for a variety of uses falling Under Class E (Business, Commerce and Services) or F1 uses, subject to any necessary planning. Interested parties should clarify their own use direct with Erewash Borough Council on 01159 072244.

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Business Rates

The premises would need to be reassessed for business rates on occupation.

Rent

£17,000 per annum, excluding VAT and any other applicable charges.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

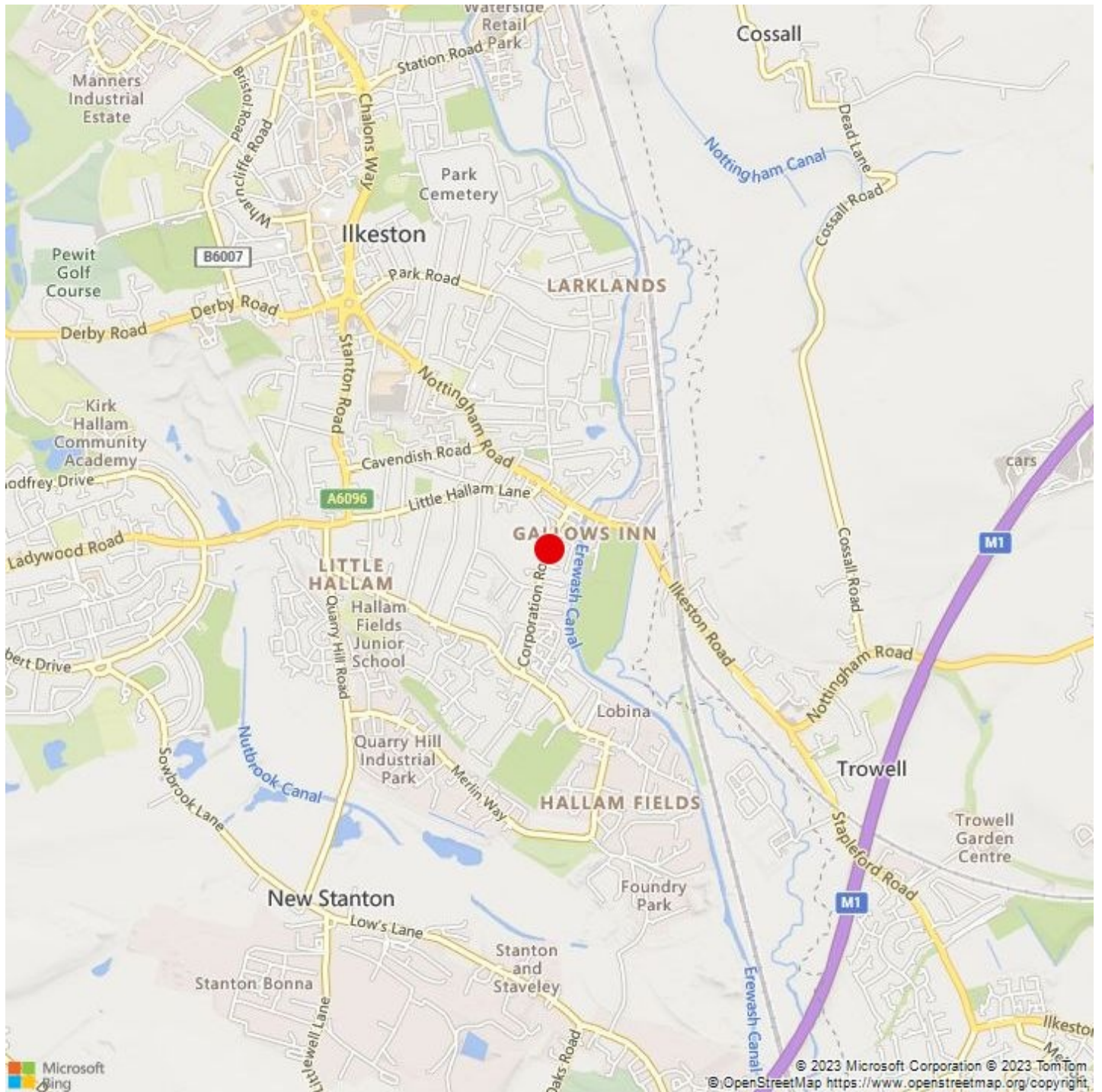
An EPC will be available upon request.

Viewings

Viewings are by appointment with sole agents Innes England.

Date Produced: 18-Jun-2024





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