



**TO LET**

# 37-39 BATH STREET

ILKESTON, DERBYSHIRE, DE7 8AH

**334.11 sq m** (3,596 sq ft)

Prime two-storey retail unit in Town Centre

- Retail unit in prime high street location
- Large sales area and rear loading
- Benefiting from various national and independent neighbouring retailers
- Great transport links and access routes
- Suitable for a variety of uses



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



AVAILABLE  
SEPTEMBER







## LOCATION

The property is situated in a prominent position on Bath Street, near East Street in Ilkeston's town centre. Ilkeston is a popular residential and industrial area located close to both Derby and Nottingham and is just 4.5 miles away from Junction 25 of the M1 Motorway.

Pedestrianised, Bath Street is Ilkeston's prime retail area directly opposite the Albion Shopping Centre. Other major retailers in close proximity include Greggs, Boots, Co-op, Hayes Travel, Birds and Holland and Barrett.

## DESCRIPTION

The property comprises a mid-terrace two-storey building of brick construction with aluminum framed display frontage and UPVC windows to the first floor.

Internally, the property has tiled flooring and plastered painted walls and suspended ceiling with inset LED spot lighting. The property boasts a fitted recessed air conditioning unit and electric heaters. To the first floor, there is ample ancillary space and staff welfare facilities fitted with a small kitchenette and break out space.

The rear of the premises comprises a loading area and public pay & display car park.

## ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Sales Area	201.63	2,170
First Floor	132.48	1,426
<b>TOTAL NIA</b>	<b>334.11</b>	<b>3,596</b>

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.



**SUBJECT TO CONTRACT**

Viewing: By prior appointment  
with the sole agents.

**ALICIA LEWIS**  
07517-905795  
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charlotte@ng-cs.com

## SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## EPC

The property has an EPC rating of 95 falling within Band D.

## BUSINESS RATES

Charging Authority:	Erewash Borough Council
Description:	Shop and premises
Rateable Value:	£28,750
Period:	2024/25

## TENURE

The property is to be let by way of full repairing and insuring basis for a term of years to be agreed.

## RENT

**£24,000 per annum.**

## VAT

VAT is applicable and will be charged at the prevailing rate.

## LEGAL COSTS

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



PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability of service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. www