



## Premises formerly occupied by Interhire Power Tools Services, Park Road, Ilkeston, Derbyshire, DE7 5DA

Also known as 17-20 Graham Street, Ilkeston, Derbyshire, DE7 5ND

A former trade counter, with warehouse, office, and ancillary space, with extensive frontage to Park Road, and return to Graham Street, close to the centre of Ilkeston.

GIA 2,989 sq. ft. / 277.8 sqm. with a site area of 0.2-acres or thereabouts.

Offering potential for redevelopment, refurbishment, or owner occupation.

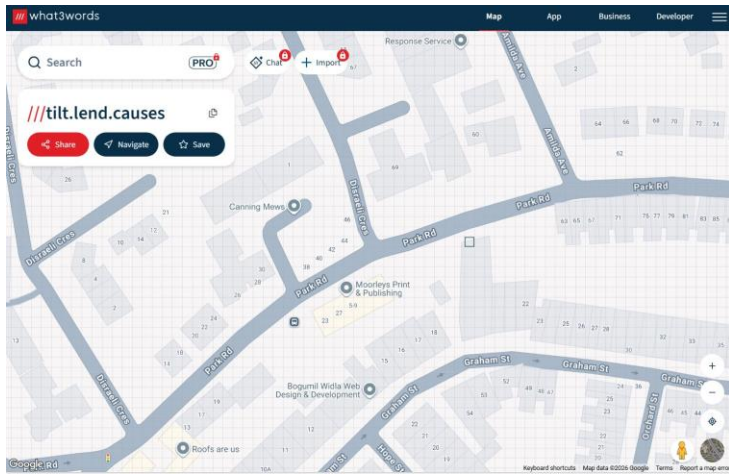
Freehold to be sold by way of public auction.

### GUIDE PRICE £250,000 (plus fees)

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## LOCATION

The property is situated between Park Road and Graham Street, close to Ilkeston town centre. With an extensive frontage and car parking off Park Road. The area would be considered a mixed-use trading location, with neighbouring sites on Park Road put to offices/trade counter users, with residential properties off both Park Road and Graham Street. The position is within walking distance of Ilkeston town centre, and road communications are good, with ease of access to Nottingham Road and Chalons Way.



## DESCRIPTION

The original part of the property is of some age, and is a former mill-style building fronting Graham Street. The building is planned over two floors, and of traditional 9" brick construction under a pitched tileclad roof. The building was extended towards Park Road, with a single-storey addition of brick construction with substantial blue-brick supporting columns, under a flat roof.

The building was subsequently converted to provide warehouse and trade counter space, most recently used by Interhire Power Tools, with a trade counter to the front, and warehousing to the rear. The trade counter has external security shutters, the warehouse has concrete floor, LED lighting, eaves of 3.24m, and roller shutter service access door to the side.

To the rear are the two-storey mill buildings, converted to provide storage and amenity space to the ground floor, and offices to the first floor. Adjacent is a secure compound, with a brick built garage. Externally, there is a generous car parking area to the front and sides.

In our opinion, the site would accommodate a variety of uses, and also offers the potential for refurbishment, and redevelopment, subject to obtaining the necessary planning approvals.



## FLOOR AREAS

Trade Counter	370 sq. ft. / 34.34 sqm.
Warehouse	1,645 sq. ft. / 152.85 sqm.
GF Rear Section	504 sq. ft. / 46.85 sqm.
FF Offices	471 sq. ft. / 43.77 sqm.

The property has a total GIA of 2,989 sq. ft./277.8 sqm. The site area is believed to be 0.2-acres/0.08-hectares or thereabouts.

## SERVICES

The property is believed to have mains gas, electricity, water, and drainage connected. No tests have been undertaken, and no warranties are given or implied.

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## PLANNING

We have been unable to obtain clarification on the Use Class from Erewash Borough Council. However, we believe the existing use consent is E commercial business & service use, as defined by the Town & Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

It is our opinion that the site offers potential for redevelopment, or for alternative use, and would recommend interested parties make their own enquiries with the local planning authority.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned.

## VALUE ADDED TAX (VAT)

We understand that VAT is not elected on the property, and therefore, no VAT will not be payable on the purchase price.

## TENURE

Freehold, with vacant possession provided upon completion. Please note, racking and other items are to be sold with the property.

## METHOD OF SALE

By way of public auction through Messrs. BTG Eddisons Property Auctions on Thursday 30<sup>th</sup> July 2026, with a guide price of £250,000 (two hundred and fifty thousand pounds), plus fees.

## VIEWINGS

Strictly by prior appointment with the joint sole agents: - Gadsby Nichols

Tel: 01332 290390

Email: [andrewnichols@gadsbynichols.co.uk](mailto:andrewnichols@gadsbynichols.co.uk)

BTG Eddisons

Tel: 0345 646 2288

Email: [enquiries@btgeddisonspropertyauctions.co.uk](mailto:enquiries@btgeddisonspropertyauctions.co.uk)

## OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

## SUBJECT TO CONTRACT



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