



32 Bath Street, Ilkeston, Derbyshire, DE7 8FB

PROMINENT RETAIL PREMISES

TO LET - Well positioned two-storey retail premises suitable for a variety of uses (STP)

- Available to rent at £23,000 per annum exclusive of all other outgoings.
- Offering approximately 2,841 sq ft / 264 sq m of accommodation (NIA).
- Prominent high street location with good connectivity and transport links.



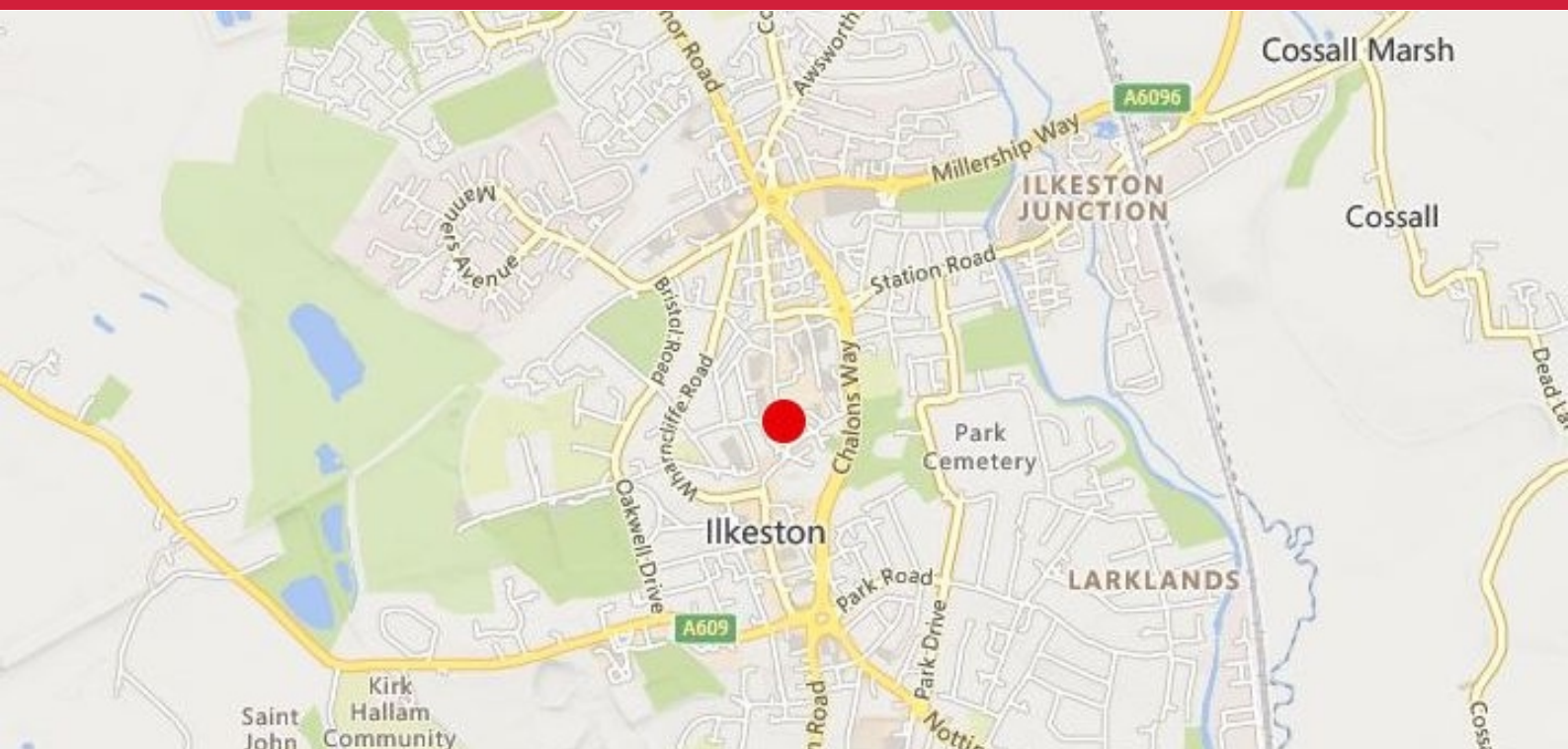
CONTACT

Cameron Godfrey
01332 292825
c.godfrey@bbandj.co.uk

www.bbandj.co.uk

01332 292825





Location

Ilkeston is a Derbyshire market town situated approximately 10 miles to the north east of Derby city centre and just 7.5 miles to the west of Nottingham. The town boasts good transport links with the M1 motorway and Ilkeston train station being situated close by.

More specifically, the subject property is located on a corner plot on the pedestrianised area of Bath Street, directly opposite to the popular Albion Centre shopping mall and is a prime pitch with high levels of footfall.

Other well known retailers and businesses on the high street include Birds Bakery, B&M, Sports Direct, Superdrug, Greggs and Nationwide.

Description

The subject property comprises two-storey retail unit constructed of traditional brick and block with parapets to the flat felt roof.

Internally, the property provides a well-configured ground floor retail area with ancillary changing facilities to the rear with further storage, office and ancillary WC and kitchen facilities across the first floor.

In more detail, the ground floor comprises a mixture of vinyl/wood effect flooring, painted plastered walls, suspended ceilings incorporating category 2 and decorative lighting, comfort cooling heating systems and benefitting from an attractive corner fronted double glazed window display window

with pedestrian access door that includes an external security shutter.

The first floor provides a mixture of carpet tile/wooden and vinyl flooring along with painted plastered walls and ceilings incorporating fluorescent tube lighting

Accommodation

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th edition).

Ground Floor: - 1,459 sq ft / 136 sq m.

First Floor: - 1,382 sq ft / 128 sq m

Total Net Internal Area: - 2,841 sq ft / 264 sq m.

Planning

We understand the property has the benefit of planning consent for use class E and may be suitable for alternative uses subject to the necessary planning.

All planning should be confirmed with the local authority.

Services

We understand that all services are available to the property.

Business Rates

The subject property is listed on the Valuation Office Agency website as having a rateable value of £19,000 (£15,250 from April 2026).

Tenure

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

Price

The property is available on a leasehold basis at a figure of £23,000 per annum exclusive.

Energy Performance

D(79)

VAT

We have been informed by our client that the property is not registered for VAT.

All figures quoted are exclusive of VAT.

Insurance Premium

The previous year's insurance premium for the property totalled £1,166.14.

The policy is subject to annual review and prospective tenant's should note that the insurance premium may change.

Viewing

Strictly via appointment with sole agents BB&J Commercial.

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BB&J Commercial can confirm the following:

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