

# MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

·PROPERTY·

30 Clarendon Street  
Nottingham  
NG1 5HQ  
Tel: 0115 941 5241

·PARTICULARS·

## FOR SALE / TO LET

(MAY SPLIT)

102 BATH STREET  
&  
1-3 WILTON PLACE  
ILKESTON  
DERBYSHIRE  
DE7 8HA

INCENTIVES AVAILABLE



RETAIL UNIT

FORMER WOOLWORTHS

APPROX 917.61 SQ M (9,874 SQ FT)



## LOCATION

The subject property is situated with a substantial retail frontage to Bath Street which is considered the main retail street in Ilkeston's town centre. Ilkeston is Derbyshire's third largest town with more than 37,500 residents and is a popular retailing location with occupiers within close proximity including Barclays Bank, Specsavers, United Carpets and Swinton Insurance.

Ilkeston is considered a traditional market town within Derbyshire situated approximately 8 miles east of Nottingham and 10 miles north west of Derby and is well served by a number of Pay and Display car parks with the closest located directly to the rear accessed of Wilton Place.

Ilkeston has excellent transport links with the A610 providing quick and convenient access to Junction 26 of the M1 motorway located approximately 3 miles distance.

## DESCRIPTION

The property comprises the former Woolworths retail unit with an attractive frontage to Bath Street providing three separate points of access and a return frontage to Wilton Place.

The property is a substantial two storey retail unit of traditional construction and would suit a variety of occupiers. Internally the property provides an extensive open-plan ground floor retail area with electrically operated roller shutters, separate access to the rear for loading together with a goods lift.

The first floor provides for storage accommodation, male and female WC facilities, staff canteen, kitchen and changing facilities.

## TOWN & COUNTRY PLANNING

Erewash Borough Council have confirmed that the property has planning consent for A1 (Shops) within the Town & Country Planning (Use Classes) Order of 1987 and is situated within the Town Centre Conservation Area.

For further information please contact Erewash Borough Council's Planning Control Department on 0845 907 2244.

## ACCOMMODATION

Measured on a net internal area (NIA) basis with approximate floor areas given for information purposes only.

Prospective tenants are advised to undertake their own measured survey.

## SUMMARY FLOOR AREAS

	<b>SQ M</b>	<b>SQ FT</b>
<b>Ground Floor Retail Area</b>	<b>475.61</b>	<b>5,118</b>
<b>First Floor Stores and Ancillary Areas</b>	<b>442.00</b>	<b>4,756</b>
<b>TOTAL AREA</b>	<b>917.61</b>	<b>9,874</b>

## RATING

We have made enquiries of the Valuation Office Agency – Rating List on the Internet and the property is assessed for Rating purposes as follows.

## 2010 Rateable Value

Retail Shop & Premises                      £24,500

We would encourage prospective tenants/purchasers to satisfy themselves of the current Rateable Value and the amounts payable.

## PRICE

Price upon application.

## RENT

The property is also available by way of a new lease for a term of years to be agreed on Full Repairing and Insuring lease terms at offers in the region of **£45,000 (Forty Five Thousand Pounds)** per annum exclusive.

## Note

The property may be split, subject to satisfactory lease terms being agreed.

## LEGAL COSTS

The purchaser/ingoining Tenant is to be responsible for Vendors/Landlords reasonable legal costs incurred in connection with this transaction.

## VIEWING

Strictly by appointment only through the Sole Agents.

**Musson Liggins**  
**30 Clarendon Street**  
**Nottingham**  
**NG1 5HQ**

**Contact: Matthew Liggins**  
**E-mail: [mal@mussonliggins.co.uk](mailto:mal@mussonliggins.co.uk)**

**Tel: 0115 941 5241    Fax: 0115 950 0946**



**For Identification Purposes Only (DNS)**

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- All statements contained in these particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note that all distances and floor areas are approximate and are given for guidance purposes only and information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Lessees are recommended to have this information verified by their Solicitor and Chartered Surveyor.



**ML/MAL/277  
SUBJECT TO CONTRACT**