





A GROUND FLOOR RETAIL UNIT.

75 Bath Street, Ilkeston, Derbyshire, DE7 8AJ

£500 PCM PCM

75 Bath Street , Ilkeston DE7 8AJ

A ground floor retail unit offering approximately 40.8sqm (439sqft) of internal space.

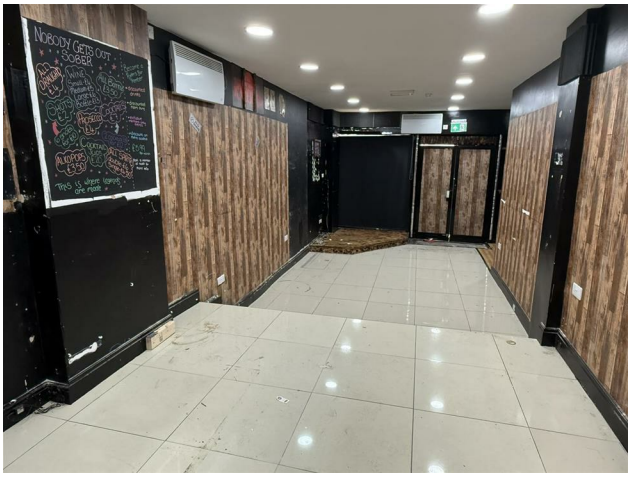
Recently refurbished and ready to let immediately, the main retail space is open plan offering approximately 32sqm. Previously used as a "micro pub" the unit is Suitable for a range of uses, including retail and also potentially as a beauticians, hairdresser, barber, etc.

Situated on the main thoroughfare on Bath Street, with a good amount of pedestrian footfall. Also, within walking distance of public carparks within the market town.

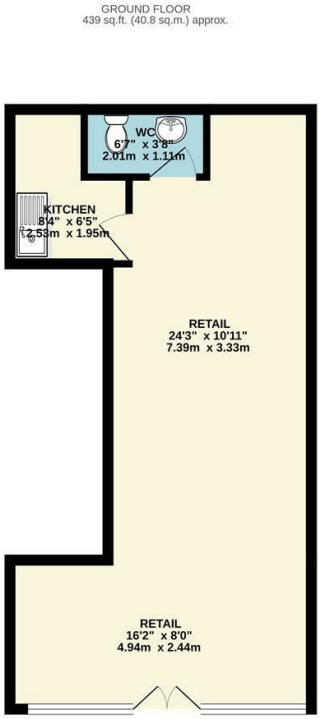
Available immediatey, Viewing is recommended.

AGENTS NOTES

The property is available on a new lease at £500PCM on an internal repairing lease - terms to be negotiated. The rateable value is yet to be calculated for this property, but we anticipate it to be within the threshold for small business rate relief.







TOTAL FLOOR AREA : 439 sq.ft. (40.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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