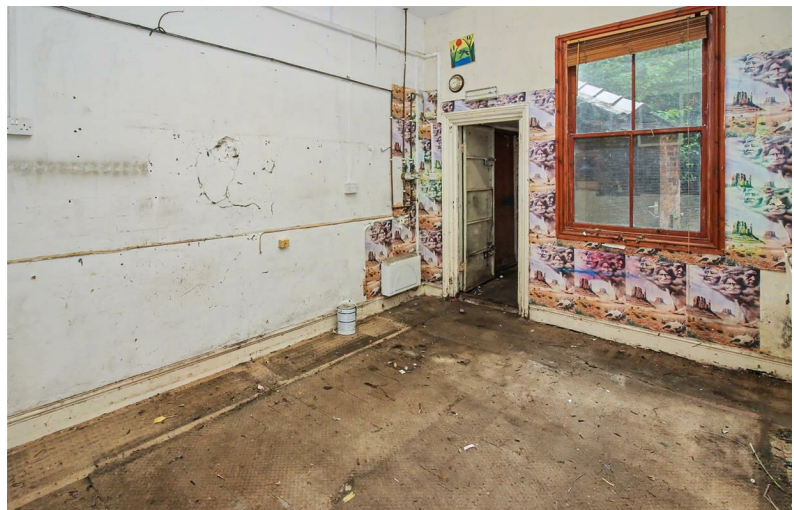


Robert Ellis

look no further...



Bath Street
Ilkeston, Derbyshire DE7 8AP

A THREE STOREY MIXED UNIT FREEHOLD
BUILDING. AUCTION DATE TO BE
CONFIRMED.

Guide Price £90,000 Freehold

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To be sold at public auction on 30th July 2026 is this surprisingly spacious three storey mixed use freehold building.

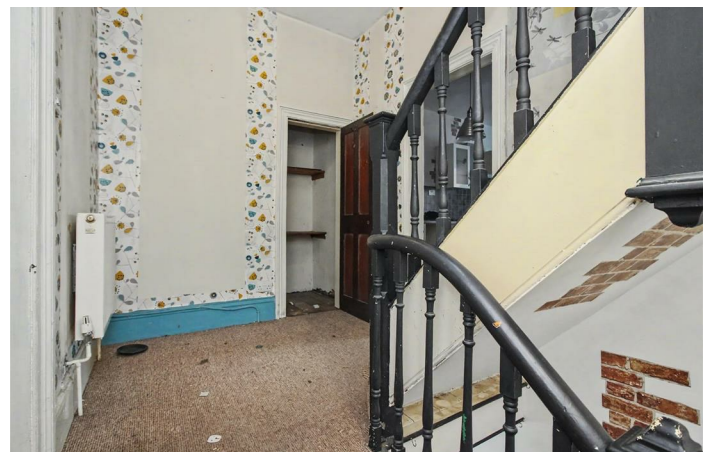
Offered for sale with vacant possession, the accommodation consists of a ground floor self contained retail unit offering approximately 73sqm of internal useable space, with front retail space, a back room, kitchen and WC, as well as a cellar which sits over the front retail space.

Over the first and second floors is a self-contained two double bedroom apartment of approximately 107sqm. This is accessed from a shared gated passageway at the side with door leading to staircase, first floor landing with living room, dining kitchen and bathroom. A staircase from the landing then leads to the second floor where there are two double bedrooms.

The shop, in particular, requires a program of modernisation and improvement. The flat, less so, it was recently occupied and has the benefit of gas fired central heating served from a combination boiler.

Centrally positioned on Bath Street within the market town centre of Ilkeston in Derbyshire, bordering Nottinghamshire and equidistant between the two cities. Ilkeston has a population of just over 40,000 and a good variety of shops and facilities, including major supermarkets chains and good transport links with its own train station.

This building offers scope and potential to renovate and make into a great long term buy to let investment.



RETAIL GROUND FLOOR PREMISES

RETAIL SPACE

17'8" x 11'10" (5.39 x 3.61)

Aluminium sliding near full height windows with electric roller shutters. Entrance door with glazed panel. Suspended ceiling. Opening to inner lobby.

INNER LOBBY

Door leading to cellar and half opening to the back room.

BACK ROOM

14'4" x 11'11" (4.37 x 3.65)

Window to the rear and door to rear porch.

REAR PORCH

Door to passageway and rear yard. Door opening to the kitchen.

KITCHEN

7'8" x 7'1" (2.36 x 2.16)

Stainless steel sink unit with single drainer and cupboard under, further basic wall and base cupboards. Doors to cloaks/WC.

CLOAKS/WC

2'11" x 5'10" (0.91 x 1.80)

Two piece suite comprising wash hand basin and low flush WC.

RESIDENTIAL ELEMENT

Accessed from a gated shared passageway. uPVC door leading to an entrance hall with dog-leg staircase leading to the first floor.

FIRST FLOOR LANDING

Stairs leading to second floor, walk-in store, radiator.

LOUNGE

14'2" plus bay x 11'9" (4.34 plus bay x 3.60)

Bay window to the front.

KITCHEN

14'2" x 9'0" (4.33 x 2.75)

Range of fitted units with work surfacing, inset stainless steel sink unit with single drainer, electric oven, gas hob, extractor hood over. Wall mounted gas combination boiler (for central heating and hot water). Radiator, window to the rear. Door to the bathroom.

BATHROOM

5'11" x 14'2" (1.82 x 4.34)

Three piece suite comprising pedestal wash hand basin, low flush WC, bath with shower over. Heated towel rail, window.

SECOND FLOOR LANDING

Velux double glazed roof window, walk-in store closet. Doors to bedrooms.

BEDROOM ONE

14'3" x 11'10" (4.35 x 3.61)

Radiator, window to front.

BEDROOM TWO

14'11" x 14'6" (4.56 x 4.43)

Radiator, two Velux double glazed roof windows.



OUTSIDE

To the rear is an enclosed yard area.

AGENTS NOTES

RATEABLE VALUE - The current rateable value of the commercial unit is £2900. This is not the amount payable, but used to calculate business rates. The RV falls within Small Business Rate Relief and therefore, subject to qualification a business occupying this building can claim relief.

USE CLASS: We understand the current Use Class of the commercial element is: Use Class E - Commercial, Business and Service

COUNCIL TAX - The council tax for the flat is Band A

AUCTION DETAILS

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

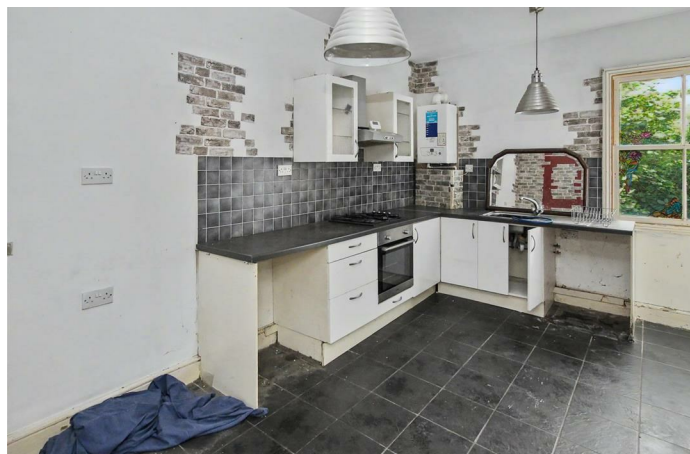
Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



BASEMENT

CELLAR

GROUND FLOOR SHOP

SHOP

LOBBY

BACK ROOM

LEAN TO

KITCHEN

WC

1ST FLOOR

LOUNGE

LANDING

BATHROOM

KITCHEN/DINER

STOR

2ND FLOOR

BEDROOM 1

LANDING

BEDROOM 2

STOR

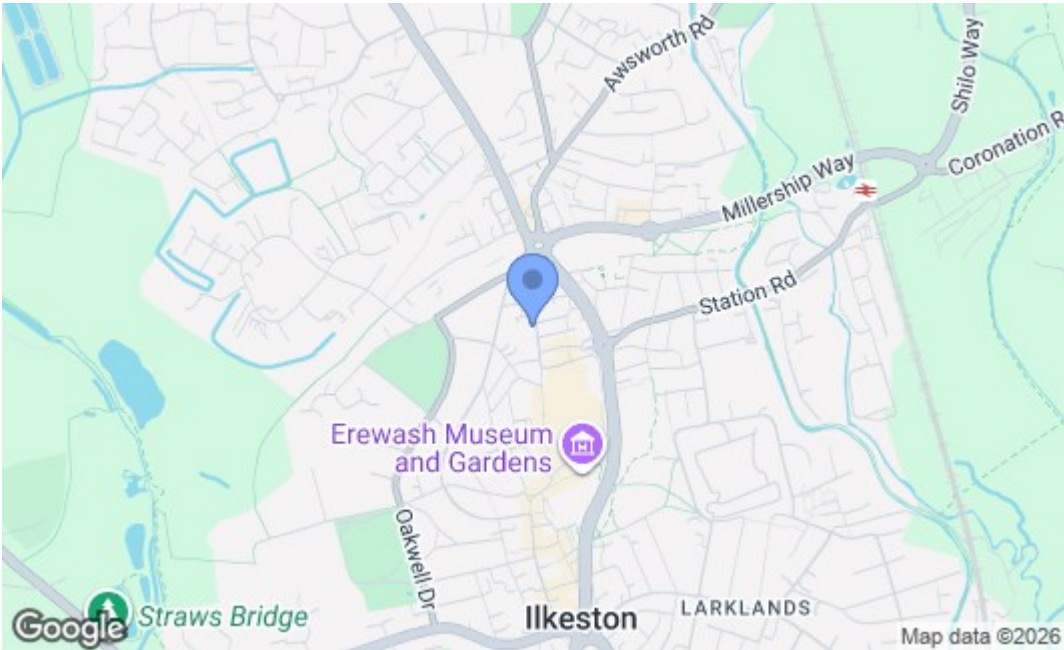
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
			

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.