



The Symes Centre Bright Street, Ilkeston DE7 8NH

£175,000



One of the most exciting opportunities for a business that wants to grow. The property offers an opportunity for an investor owner occupier to acquire a substantial commercial property. With a separate detached garage and workshop suitable for a variety of uses subject to the necessary consent. A recommended viewing is essential to appreciate the size of this accommodation.

The Symes Centre, Bright Street Ilkeston Derbyshire DE7 8NH.



One of the most exciting opportunities for a business that wants to grow. The property offers an opportunity for an investor owner occupier to acquire a substantial commercial property. With a separate detached garage and workshop suitable for a variety of uses subject to the necessary consent. A recommended viewing is essential to appreciate the size of this accommodation.



GROUND FLOOR

Entrance hall (2.7m x 1.7m) comprising WC and wash hand basin. Reception/office one (5.8m x 4.3m) having sliding patio doors. Kitchen, (2.8m x 1.7m maximum overall dimensions), having a range of cupboards including insert sink and space for fridge/freezer. Laundry/former bakery, (9.15m x 4.3m), Having radiator, boiler, and hot water cylinder.



FIRST FLOOR

A flight of stairs lead to the first floor. Office one, (4.0m x 2.9m), having radiator. Office two, (2.9m x 2.7m), having radiator. Office three, (3.4m x 4.2m), having radiator.



Directions:

At Ilkeston town centre, leave via Awsworth Road, Taking a left hand turn onto Cotmanhay Road. Bear right at the roundabout, And Bright Street is situated to the left hand side, and the property is situated on the right hand side close to the junction with May Street.



OUTSIDE

The outside sees a detached store and workshop. The workshop measures at (5.2m x 3.2m), having kitchen and separate WC, (1.6m x 1.8m)Store (3.7m x 3.2m) having shutter door. There is also paving to the front, together with access to both front and side.



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	

All measurements are approximate and a general guidance only and Whilst every attempt has been made to ensure accuracy, they must not be relied on.

Whilst we endeavour to make our Sale particulars accurate every attempt on property description has been made to ensure accuracy they must not be relied on. Estate Agents Act 1979; “associate” has the meaning given to it in section 32(1) of the Act; “client” means a person on whose behalf an estate agent acts; “connected person” in relation to an estate agent .

67-69 South Street, Ilkeston, Derbyshire, DE7 5QQ

T: 0115 9444910

sales@ipsestates.com | lettings@ipsestates.com

www.ipsestates.com

