



Bath Street, Ilkeston DE7 8FF

£550



Nestled in the heart of Ilkeston on the bustling Bath Street, this retail unit presents an exceptional opportunity for entrepreneurs and business owners alike. With its prime location on a busy high street, the property benefits from high foot traffic, ensuring excellent visibility and accessibility for potential customers.

The unit offers flexible use, making it suitable for a variety of retail ventures or service-based businesses. Whether you envision a trendy boutique or a professional office space, this property can adapt to meet your needs. The vibrant atmosphere of the high street is complemented by a diverse range of nearby shops and amenities, creating a lively community hub that attracts both locals and visitors.

**Front Space**

The space between the front office and back office can be opened to one space by removing the stud wall that separates them. Large shop front window, door and secure shutters.

**Rear of shop**

Currently used as office space.

**Kitchen**

Separate kitchen area with sink, wall and base units.

**Toilet**

Separate toilet with basin.

**Disclaimer**

Ground floor retail area -  
Rent - £6600 per annum  
VAT - Not applicable  
Rateable Value - £3,750  
EPC - C

**Services**

Services - We are advised that all mains services are connected to the property with the exception of

gas. These services have not been inspected or tested by the agent.

**Location**

Location - The property is located on Bath Street, the main retail Street in the market town of Ilkeston in Derbyshire. The town is located between the cities of Derby and Nottingham, near the M1 motorway. The town has traditional market days held on a Thursday and Saturday throughout the year.

