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To Let



Hot Food Takeaway Unit within purpose built retail development in Ilkeston town centre

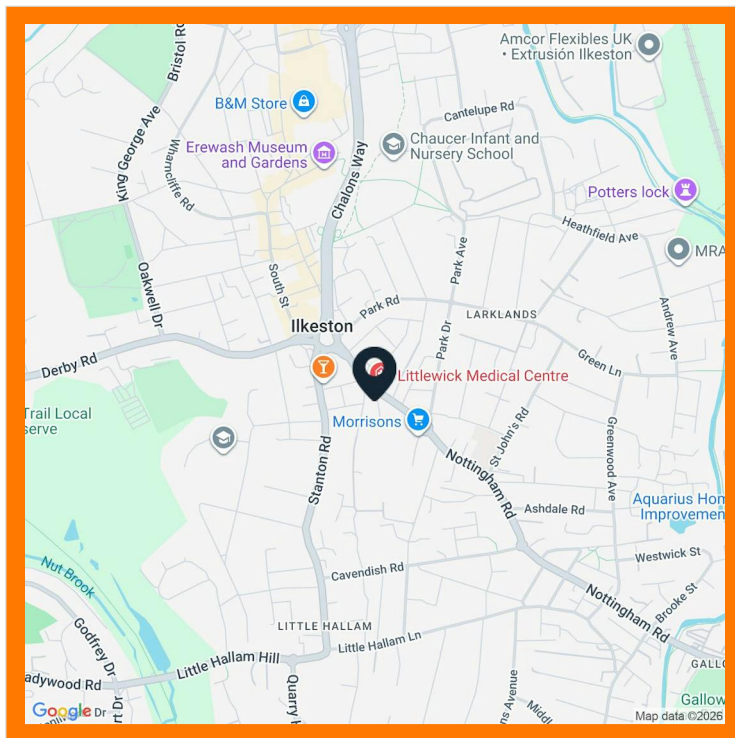
£15,000 per annum plus VAT

Unit 3, 23 Nottingham Road, Ilkeston, DE7 5NN

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- Modern ground floor retail unit – most recently used as a hot food takeaway unit
- Located within Ilkeston town centre
- Good provision of customer parking
- Available on a new lease



Description

The subject property is part of a purpose built development of retail units constructed in about 2005.

Unit 3 was most recently occupied by Pizza Hut. To the front is a customer area with counter and serving area. Further into the property is the main preparation and kitchen areas with large extraction hood and large cold stores.

Immediately to the front of the retail units is a tarmac surface car park which can accommodate approximately 12 vehicles in total. There are spaces allocated to the individual units and others for use of customers. There is access from both Nottingham Road and Havelock Street.

Location

The subject property is located at the edge of the town centre of Ilkeston in the Erewash District of Derbyshire. Ilkeston has good access from junction 26 of the M1 via the A610 and is located about 8 miles from Derby and 6 miles from Nottingham. The property occupies a prominent position at the corner of Havelock Street and Nottingham Road (which is the A609).

Nottingham Road is the main thoroughfare into Ilkeston Town Centre from Nottingham and the M1 Motorway. The majority of properties in the immediate vicinity are residential. The property is located within a purpose built retail development alongside County Battery and Willbond.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Ground Floor Unit 23 (sales area, prep, kitchen area, office, cold stores) WC facilities	1,194	110.93
Total	1,194	110.93

Rating Assessment

We understand the property has a current rateable value of £7,700 and therefore an incoming occupier (depending on circumstances) should qualify for small business rate relief.

Planning

Unit 3 has been most recently occupied as a Hot Food Takeaway. According to the planning records we are informed that most recent planning history for this unit related to ERE/0506/0009 – Change of use to part of A1 use to A5 use (hot food takeaway) – granted conditionally 20th January 2006. We would encourage interested parties to verify their use is acceptable under the planning status.

Lease Terms

The property is available on a new lease on terms to be agreed, tenant responsible for repair, decoration, property insurance premium, rates, service charge and utility charges.

Rent

£15,000 plus VAT. Rent to be payable quarterly in advance. We are informed VAT is payable on the rent.

Rent Deposit

The landlord will seek a rent deposit (at least 3 month rent deposit) to be held over the terms of the lease.

Identity Checks

Prospective tenants will be required to provide certain identification documents. The required documents will be confirmed and requested from prospective tenants.

Business Rates

Rateable Value of £7,700 Small business rate relief should apply

Energy Performance Certificate

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