



75 Bath Street  
Ilkeston DE7 8AJ

A GROUND FLOOR RETAIL UNIT.

**£450 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, with good sized double frontage.

Suitable for a range of uses, obviously for retail, but also potentially has a beautician, hairdresser, barber, etc.

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

Available immediate.

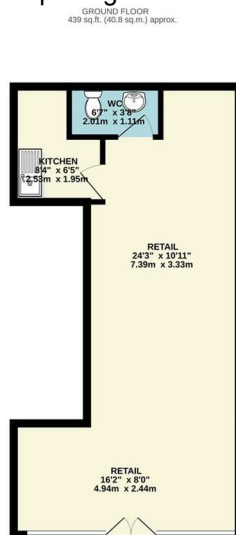
Viewing is recommended.

## AGENTS NOTES

The property is available on a new lease at £700PCM 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.

Empty Shop Signage Grant Scheme  
Empty Shop Signage Grant Scheme 2023-2025

Opening a new business in an empty shop in Ilkeston or Long Eaton town centre? Why not apply for Erewash Borough Council's new grant scheme? Our Empty Shop Signage Grant Scheme has been created to help new businesses to purchase signage if they are opening in a formerly empty shop in one of our town centres. Up to £2,000 is available for each eligible applicant to have a shop sign designed, made, and installed to give a boost to new businesses and brighten up the high streets. Applications should be made prior to opening.



TOTAL FLOOR AREA - 439 sq.ft. (40.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, ceilings, heights and depths have been approximate and the responsibility for their use rests with the customer. The services, systems and appliances shown here are not guaranteed and are for guidance only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.