



15 Nottingham Road  
Ilkeston, Derbyshire DE7 5RF

**£350 PCM**

GROUND FLOOR RETAIL UNIT OF  
APPROXIMATELY 47.8SQM OF  
INTERNAL SPACE.

# 15 Nottingham Road Ilkeston, Derbyshire DE7 5RF

An opportunity has arisen to let a ground floor retail unit of approximately 47.8sqm (515sqft) of internal space.

Previously used as cosmetics clinic, this well presented property will be ideal for a similar business with an open plan reception/work space, as well as a treatment room. Equally the unit could be used as a, nail bar, hairdressers, barbers, office, as well as other retail uses.

Situated on a busy thoroughfare, Nottingham Road, on the approach to Ilkeston town centre with a great amount of passing trade and traffic, and adjacent to a public carpark.

The property is particularly well presented and maintained and benefits from gas fired central heating served from a combination boiler. There is a staff kitchen and WC facility.

Available immediately.

## FRONT RECEPTION 15'8" x 12'2" (4.8 x 3.72)

Two shop front windows, front entrance door, radiator, access to lobby.

## LOBBY

Store area, door to treatment/consultancy room, access to kitchen.

## TREATMENT/CONSULTANCY ROOM 11'10" x 9'6" (3.62 x 2.92)

Fitted kitchen base units with inset stainless steel sink unit with single drainer. Radiator, wall mounted gas combination boiler (for central heating and hot water). Window to rear.

## KITCHEN 8'0" x 7'2" (2.44 x 2.20)

Kitchen base units with inset stainless steel sink unit with single drainer. Window, fire escape door to communal rear yard, door to WC.

## WC 0'7" x 6'6" (0.2 x 2)

Wash hand basin, low flush WC, plumbing and space for washing machine.

## OUTSIDE

The property fronts the pavement and to the rear is a small communal garden and yard shared with the first floor residential flat.

## LEASE

The property is available from the start of 2023.

## RATEABLE VALUE

The current rateable value is £1775. This is not the rates payable but used to calculate rates. As this figure is below £12,000, it is possible to incoming business to claim for small business rate relief, which in effect subsidizes rates at 100%. For further advice and information, we recommend contacting the Local Authority, Erewash Borough Council.



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.