

TO LET | £7,000 Per Annum Exclusive

Ground Floor Retail Unit



138 Nottingham Road, Ilkeston, Derbyshire, DE7 5NW

353 Sq Ft | 32.79 Sq M

DB

DAVID BROWN

COMMERCIAL





Location

Ilkeston is a former mining and market town in the East Midlands located within the M1 corridor. The town lies approximately 10 miles north west of Derby and 7.5 miles east of Nottingham. Ilkeston is located within Derbyshire and has a population in the order of 40,000 persons (2021 census).

Road communications are fair, the town lies upon the A609 and A6096 roads. The A6096 provides a connection to the A610 trunk road and the M1 Motorway at Junction 26.

Nottingham Road forms a secondary retail and mixed-use arterial route south east from Ilkeston town centre towards Nottingham. The road accommodates a parade of ground floor retail and service occupiers at its northern end, with predominantly residential use above and to the rear. Nottingham Road connects to the town centre via the junction with Bath Street and South Street, the principal retail pitches within Ilkeston.

The property is situated on the eastern side of Nottingham Road, approximately 0.3 miles south-east of Ilkeston town centre.

Description

The property comprises a self-contained ground floor retail unit with frontage onto Nottingham Road.

Internally the property benefits from an open plan retail sales area with a rear store, WC facilities and a basement.

The premises was previously used as a café.

The property benefits from a shared rear car park.

Accommodation

We have measured the property according to Net Internal Area (NIA):

Description	Sq Ft	Sq M
Zone A	263	24.43
Zone B	74	6.87
Stores	16	1.49
TOTAL	353	32.79

Tenure

Leasehold.

Services

Electricity, mains drainage and water services are connected to the property.

Planning

Use Class E.

VAT

Not applicable.

Deposit

A deposit may be payable subject to status.

Business Rates

£4,000 as of the 2026 VOA rating list.

EPC

An EPC is in preparation.

Insurance

The landlord insures the property and the tenant is responsible for reimbursing a proportion of the premium annually.

Legal Costs

Each party is to be responsible for their own legal costs associated with this transaction.

Anti-money laundering

Interested parties are to provide copies of their ID documents and a recent utility bill as part of AML checks.

Additional Information

Rent

£7,000 Per Annum Exclusive.

Viewing

Viewing is strictly by prior appointment please contact Emily Stone for further information.

Emily Stone

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