



## Ilkeston

### 49A/51 Bath Street Derbyshire DE7 8AH

- **Freehold Café, Shop and Commercial Investment**
- Comprising café, shop, self-contained upper floors and a car park to the rear
- Pedestrianised town centre position
- Close to the Albion Centre
- No VAT applicable
- Reversion from 2018
- Total Current Rent Reserved  
**£21,400 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



#### Tenure

Freehold.

#### Location

Ilkeston is a Derbyshire town with a population of some 38,600 lying between the cities of Derby and Nottingham and approximately 3 miles west of Junction 26 of the M1 Motorway.

The property is situated on the western side of the pedestrianised Bath Street in the heart of the town centre and close to the Albion Centre. Occupiers close by include Wilko (adjacent), Boots, H.Samuel, NatWest, Nationwide, New Look, Holland & Barrett, Greggs and Dorothy Perkins.

#### Description

The property is arranged on ground and two upper floors to provide a ground floor shop and café, together with self-contained accommodation on the two upper floors which are separately accessed from Mount Row. The first floor is presently being used as retail accommodation by the tenant. The property benefits from a car park to the rear.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.co.uk)

#### Energy Performance Certificate

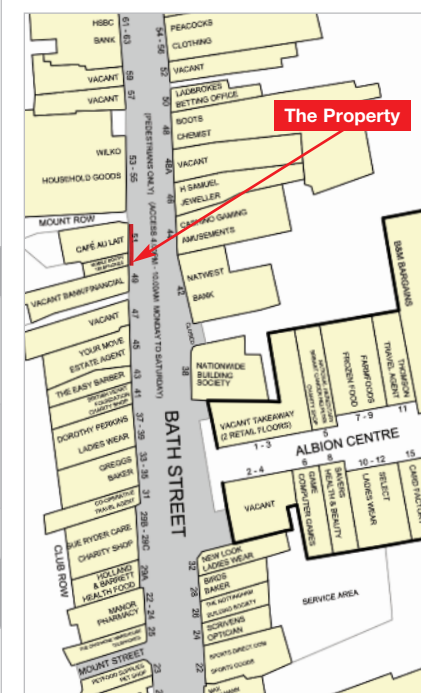
No 49A EPC Rating 123 Band E (Copy available on website).

No 51 EPC Rating 96 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion	
49A	Dray Port Ltd (Phone Shop)	Gross Frontage 3.15 m Net Frontage 2.86 m Shop Depth 8.90 m Built Depth 11.30 m Ground Floor 31.25 sq m	(10' 4") (9' 5") (29' 3") (37' 1") (336 sq ft)	5 years from 06.03.2016 I R & I	£5,000 p.a.	Reversion 2021
51	D Smart (t/a Café au Lait)	Gross Frontage 6.10 m Net Frontage 5.90 m Shop Depth 11.50 m Built Depth 28.65 m Ground Floor 111.20 sq m	(20' 0") (19' 4") (37' 8") (94' 0") (1,197 sq ft)	5 years from 01.07.2015 I R & I	£11,000 p.a. (1) Rising to £15,000	Reversion 2020
51A	M Hawkins (t/a Gizmos)	First Floor 104.60 sq m Second Floor 86.40 sq m	(1,126 sq ft) (930 sq ft)	5 years from 01.03.2013 I R & I (2)	£5,400 p.a.	Reversion 2018

- (1) The rent rises by £1,000 per annum, from £10,000 in year 1 to £15,000 in year 5.  
(2) The lease contains an annual tenant's option to break.

**Total £21,400 p.a.**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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