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RETAIL PROPERTY

On the instructions of



A1/A2/A3 SHOP TO LET

1-3 Albion Centre, ILKESTON, Derbys. DE7 8AG



Location

Ilkeston is located 10 miles west of Nottingham and 8 miles north-east of Derby with a population of appx 37,000 people.

The premises are a former fast food restaurant located at the entrance to the Albion Centre in the heart of the town centre. Nearby retailers include **Costa Coffee, Game, Select, Farm Foods** and **B & M Bargains**.

Accommodation

The building comprises ground and first and floors.

Floor Area	Sq M	Sq Ft
Ground Floor Sales	291	3,135
First Floor Sales/Ancil	138	1,484

Planning

We are advised that the subjects have the benefit of A3 restaurant consent with hot food takeaway. Interested parties are advised to make their own enquiries.

Lease

The former McDonald's accommodation is available by way of sub-letting of the occupational lease that runs until 28th September 2020.

Alternatively a co-terminus sub-lease is available at a rent in the order of **£30,000pax**.

Incentive

Subject to covenant a rent free period is available on a sub-lease or reverse premium for assignment.

VAT

VAT is applicable on the rent.

Rates

We have been informed by the local Rating Authority that the following rateable value applies:-

2017 list - £34,250

The UBR for 2018/9 is 49.3 pence. Therefore total rates payable of £16,885.25 for the year.

Interested parties are advised to make their own enquiries.

Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

Viewing and Further Information

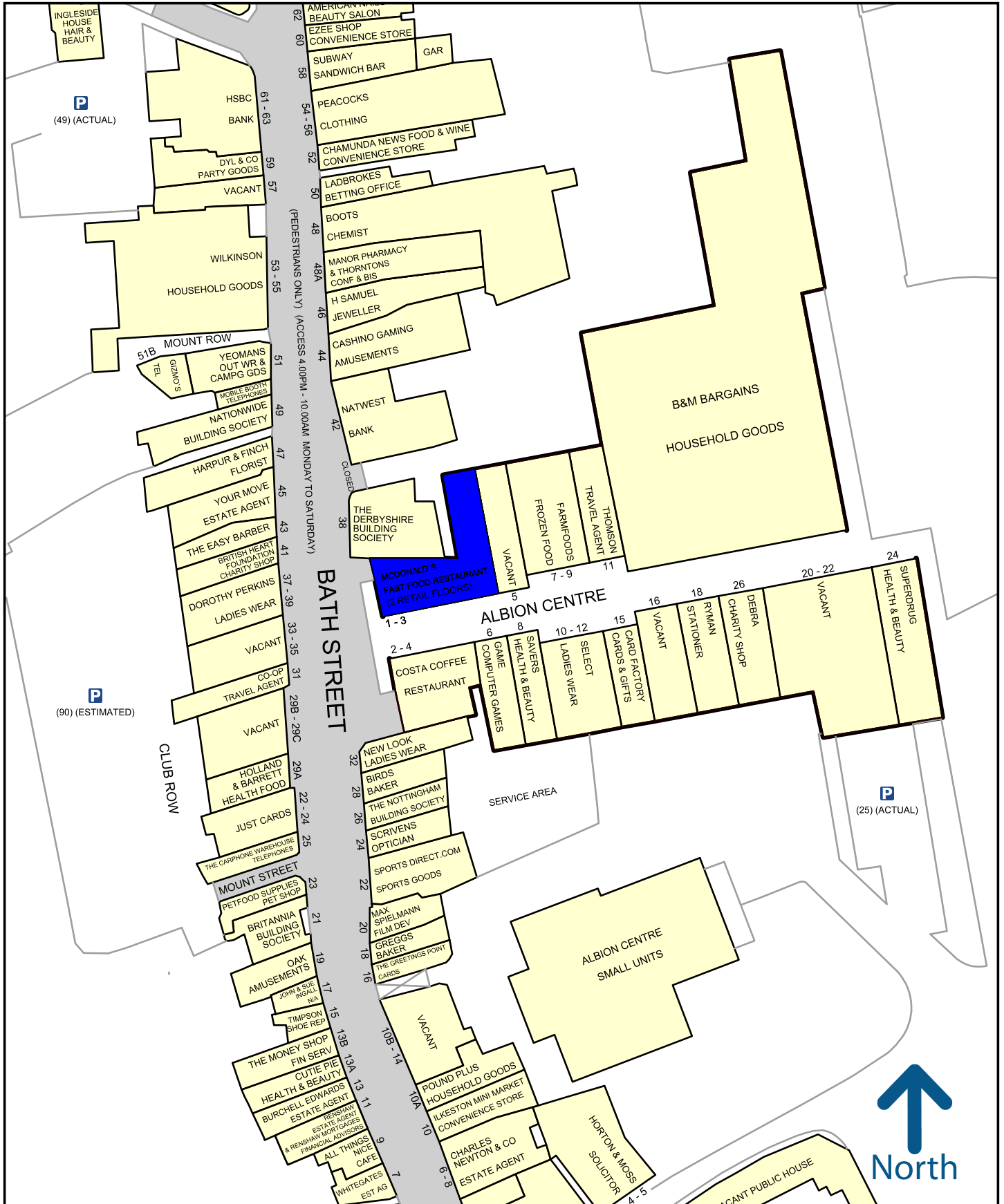
Viewing strictly by appointment with the sole agents:

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