



space

RETAIL PROPERTY CONSULTANTS

TO LET

SHOPPING CENTRE

ILKESTON

UNIT 1 THE ALBION CENTRE, ILKESTON, DERBY DE7 8AG

LOCATION

The popular shopping centre located in the centre of Ilkeston, Derby with direct pedestrian access off Bath Street and with over 200 car parking spaces. The primary retail destination in the town centre with a complimentary mix of fashion, food, footwear, gifting and coffee.

The centre is anchored by B&M who sit alongside Sports Direct, Costa, Superdrug, Card Factory, Savers, Shoe Zone, CEX, Select, Rymans, The Works, GAME and Farmfoods.

ACCOMMODATION

The unit comprises the following approximate areas:

Floor Area	Sq M	Sq.ft
Ground Floor	165	1,776

RENT

£25,000 per annum exclusive of VAT

LEASE

A new lease for a term to be agreed.

RATES

Rateable Value: £27,000

PLANNING

The Unit is suitable for Use Class E planning use classes, interested parties are to satisfy themselves with planning by contacting Erewash Borough Council.

SERVICE CHARGE

Currently estimated at £6,500 per annum.

EPC

An EPC is available upon request

VIEWING:

By prior appointment with:

Ben Taylor

Ben.taylor@Space-rpc.com

07870 682050

ANTI-MONEY LAUNDERING

We are legally obliged to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002 and are supervised by HM Revenue and Customs. We require to identify who is selling or letting a property and who is buying or renting it. Further details available upon request.

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