

Unit 2, 8 South Street | Ilkeston | Derbyshire | DE7 5QT

## Retail opportunity in Ilkeston Town Centre

88.45m<sup>2</sup>  
(952ft<sup>2</sup>)

- Well positioned retail premises on busy retail parade
- Ready for immediate tenant fit out and occupation
- Ideal for a variety of uses (STP) ranging from office accommodation to retail space
- Nearby operators include Snap Fitness, Hair Beauty Collective and Coffee Vida
- Quoting rent - £10,000 per annum exclusive



**TO LET**



Location



Gallery



Contact



## Location

Ilkeston is a Derbyshire market town situated approximately 7.5 miles west of Nottingham and 10 miles north east of Derby. The town benefits from good transport links with the M1 motorway close by and the recent opening of Ilkeston Train Station. The town has a resident population of approximately 41,000.

The subject premises are situated fronting South Street in the heart of the heart of the town centre and a stone's throw from the Market Place.

Operators within the vicinity include Snap Fitness, Coffee Vida, Hair and Beauty Collective and Delilah's Bar & Bistro.

## The Property

The property is a regularly configured retail premises with carpet-tiled flooring, LED lighting and the benefit of an air conditioning unit to the rear. There is a staff breakout facility with a kitchenette and disabled WC.

The unit was previously fitted out as a convenience store, existing shelving and fridges are available to purchase separately.

## EPC

The property has an EPC rating of 77 falling in Band D.





## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	80.55	867
Ground floor ancillary	7.90	85
<b>Total</b>	<b>88.45</b>	<b>952</b>

## Lease Terms

The property is available by way of a new effective full repairing lease for a term of years to be agreed.

## Rent

The property is available at a quoting rent of:

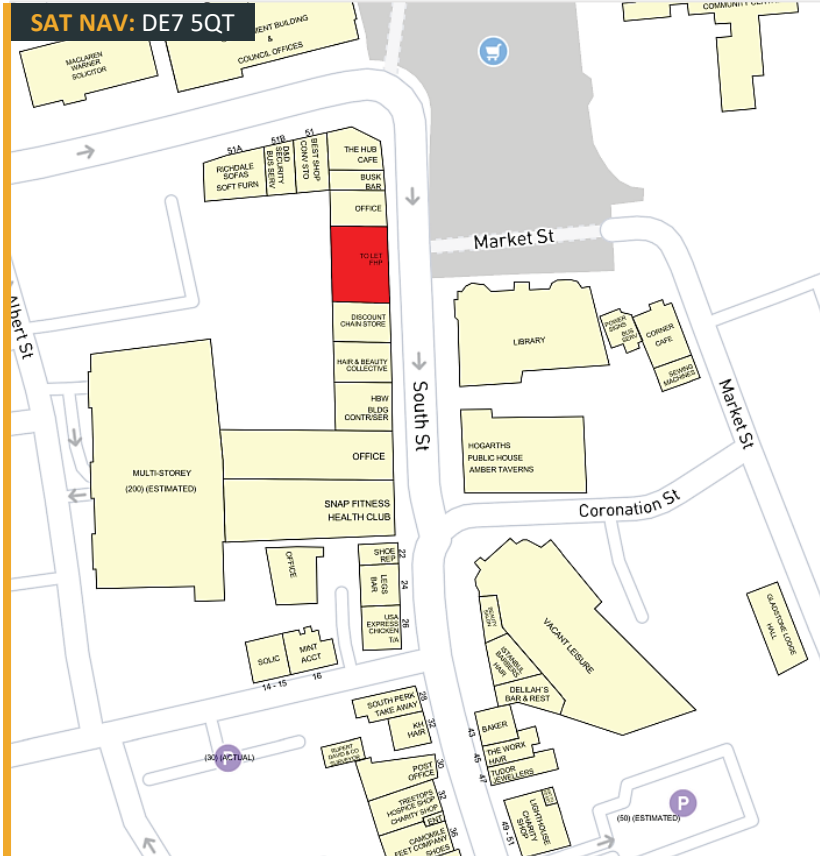
**£10,000 per annum exclusive**

## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym. This information is for guidance only and all parties should check themselves with the local planning authority.

## Service Charge

There is a charge of £250 per annum for the upkeep and maintenance of the common parts. Please contact the sole marketing agents for further information.



## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

**Rateable Value from 1<sup>st</sup> April 2026: £13,000**

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.

## VAT

VAT is applicable at the prevailing rate.

## Legal Costs

Each party are to bear their own legal costs incurred.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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 07/04/2026

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.