

Unit 1, 9 South Street | Ilkeston | Derbyshire | DE7 5QT

Fitted beauty/retail opportunity in Ilkeston Town Centre

31m²
(330ft²)

- Fitted beauty unit
- Suitable for alternative uses
- Nearby operators include **Snap Fitness**, **Delilah's Bar & Bistro** and **Truly Scrumptious**
- Quoting rent – £625 per calendar month / £7,500 per annum exclusive
- Suitable for full business rates relief



TO LET



Location



Gallery



Contact





Location



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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 38,000.

The subject premises are situated fronting South Street and part of the wider former Ritz Bingo Hall development. It is situated in the heart of the town centre and a stone's throw from the Market Place.

Operators within the vicinity include Snap Fitness, Delilah's Bar & Bistro and Truly Scrumptious.



The Property

The property comprises a small lock up retail unit which is currently being used as a beauty salon.

The unit is currently in white box condition ready for immediate occupation and benefits from AC & staff facilities area.

EPC

A copy of the Energy Performance Certificate is available upon request.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	31	330

Lease Terms

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

Rent

The property is available at a quoting rent of:

**£625 per calendar month /
£7,500 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/Insurance

There is a charge of £250 per annum for the upkeep and maintenance of the common parts. The building insurance for the current year is £429.29 per annum. Please contact the sole marketing agents for further information.





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Business Rates

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

Rateable Value (RV): **£5,200**

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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Lex Grace

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20/07/2026

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