

TO LET

Versatile Use Class E Commercial Space

Former Brown Bear Café, Oxford Street, Ripley,
Derbyshire, DE5 5AB



- Former fully equipped café premises with 50 covers suitable for a variety of uses within Use Class E including offices and studio use.
- Total Net Internal Area: **127.6 sq.m. / 1,373 sq.ft.**
- Located above the established retail department store Hurst's.
- Prime town centre location close to Market Place car park.
- Available on new lease terms.

RENTAL: £8,500 P.A.X.

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200232**

Location

Ripley is a popular Derbyshire market town situated approximately 12 miles to the North of the City of Derby and 15 miles North West of Nottingham, at the Junction of the A38 and A610 roads.

The town has a resident population of approximately 14,500 and has a large commercial 'town centre' around High Street and Oxford Street, with a comprehensive range of multiple retailers and independent traders present.

The subject property is at first floor level above the well-established retail department store occupying a prime location on the corner of High Street and Oxford Street.



Description

The property comprises a fully fitted café premises currently fitted out with 50 covers but with potential to expand this. The property is also suitable for other class E uses including offices and studio use.

The property has a main open plan area, a kitchen, stores and a further room and WCs.

The interior is light and airy and benefits from a good quality specification with wood-effect laminate flooring, feature lighting and air conditioning.



The kitchen has a comprehensive range of catering equipment including a gas range oven and hob, commercial microwaves, fryer, panini grill, fridges/freezers and various steel worktops and preparation areas.

The property has a self-contained ground floor access from Oxford Street. There is also access through Hursts department store.

Schedule of Accommodation

Description	sq mtrs	sq ft
First Floor	102.4	1,102
Kitchen	18.1	195
Stores	7.0	75
Total Net Internal Area:	127.6	1,373

Services

Mains gas, water, electricity and drainage are connected to the property. The tenant is to be responsible for all utilities used by the property.



Rates

The property is currently rated within the Hursts rating assessment. The tenant is to be the ratepayer if the property has its own rating assessment in the future.

Lease Terms

The premises are available on new internal repairing terms for a negotiable period.

Insurance

The landlord insures the building and re-charges a proportion to the tenant annually. The tenant is to be responsible for insuring their contents and any other insurance required for their business.

Rental

£8,500 per annum exclusive of rates and all other outgoings.

Use

The premises are suitable for studio use within use class E of the Town and Country Planning (Use Classes) Regulations 2020.

VAT

No VAT.

Deposit

A deposit of three months rent may be payable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the transaction.

EPC

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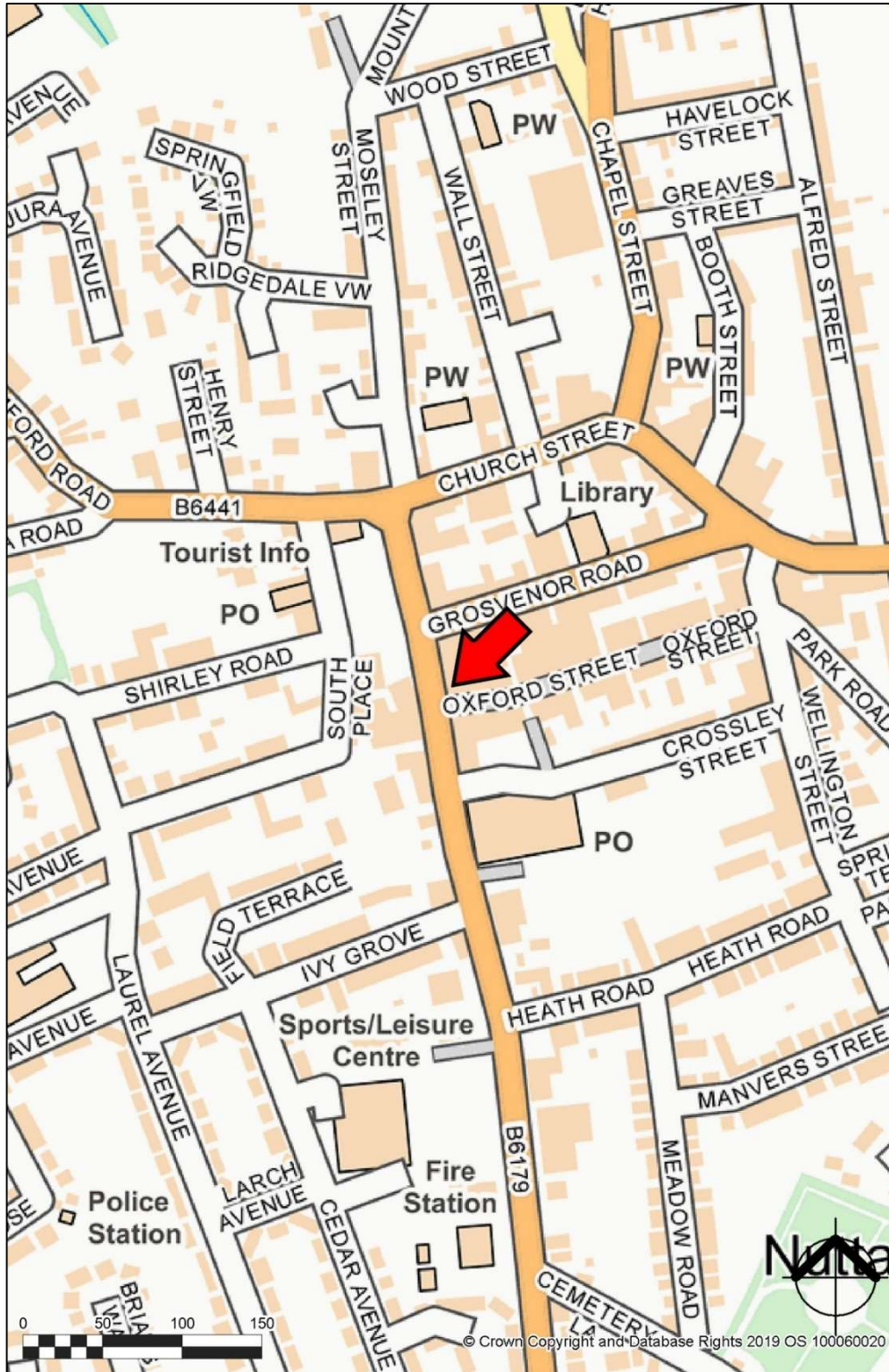
Viewing

Viewing is strictly via appointment with the sole agent:

David Brown Commercial

Tel: 01332 200232

email: enquiries@davidbrownproperty.com



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