

TO LET

Prominent Town Centre Retail Unit

38 Grosvenor Road, Ripley, Derbyshire, DE5 3JF



- Ground floor retail premises with rear storeroom and WC.
- Total Net Internal Area: **91.6 sq.m / 986 sq.ft.**
- Prominent location in Ripley town centre with on-street parking directly in front of the property.
- Excellent internal specification.
- Available immediately on new lease terms.

RENTAL: £12,000 P.A.X.

**01332
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.

Vehicular accessibility is good, with the A610 linking with Junction 25 of the M1 Motorway (South) before connecting with Nottingham, and the A38 leading to Junction 28 of the M1 Northbound, and the City of Derby to the South. Ripley has a resident population in the order of 20,000.

The town has a large retail centre focused around Oxford Street, High Street / Market Place, Church Street and Grosvenor Road.

Description

The property comprises a self-contained ground floor retail unit within a larger two storey building of rendered brick, beneath a pitched tiled roof.



The unit is finished to an excellent standard internally and externally. Internally the property benefits from with laminate floors, painted plaster walls and spotlighting.



The property benefits from a large frontage to Grosvenor Road, a busy road forming part of Ripley's main retailing centre. There is on-street parking to the front of the property.

Services

Electricity, mains drainage and water are connected to the property.

Schedule of Accommodation

We have measured the property according to the basis of Net Internal Area (NIA) and report the following approximate areas:

Description	sq mtrs	sq ft
Retail Sales	91.6	986
WC	0.0	0
Total Net Internal Area:	91.6	986

Rates

According to the VOA, the property has a rateable value of £9,400. The incoming tenant may benefit from 100% small business rates relief (Subject to eligibility). Interested parties should make their own enquiries with Amber Valley borough council.

Lease Terms

The premises are available by way of new lease terms for a negotiable number of years subject to rent reviews where appropriate.

Legal costs

Each party is responsible for their own legal charges with the transaction.

Rental

£12,000 per annum exclusive of rates and all other outgoings.

VAT

VAT is not applicable.

EPC

An EPC is currently in preparation.

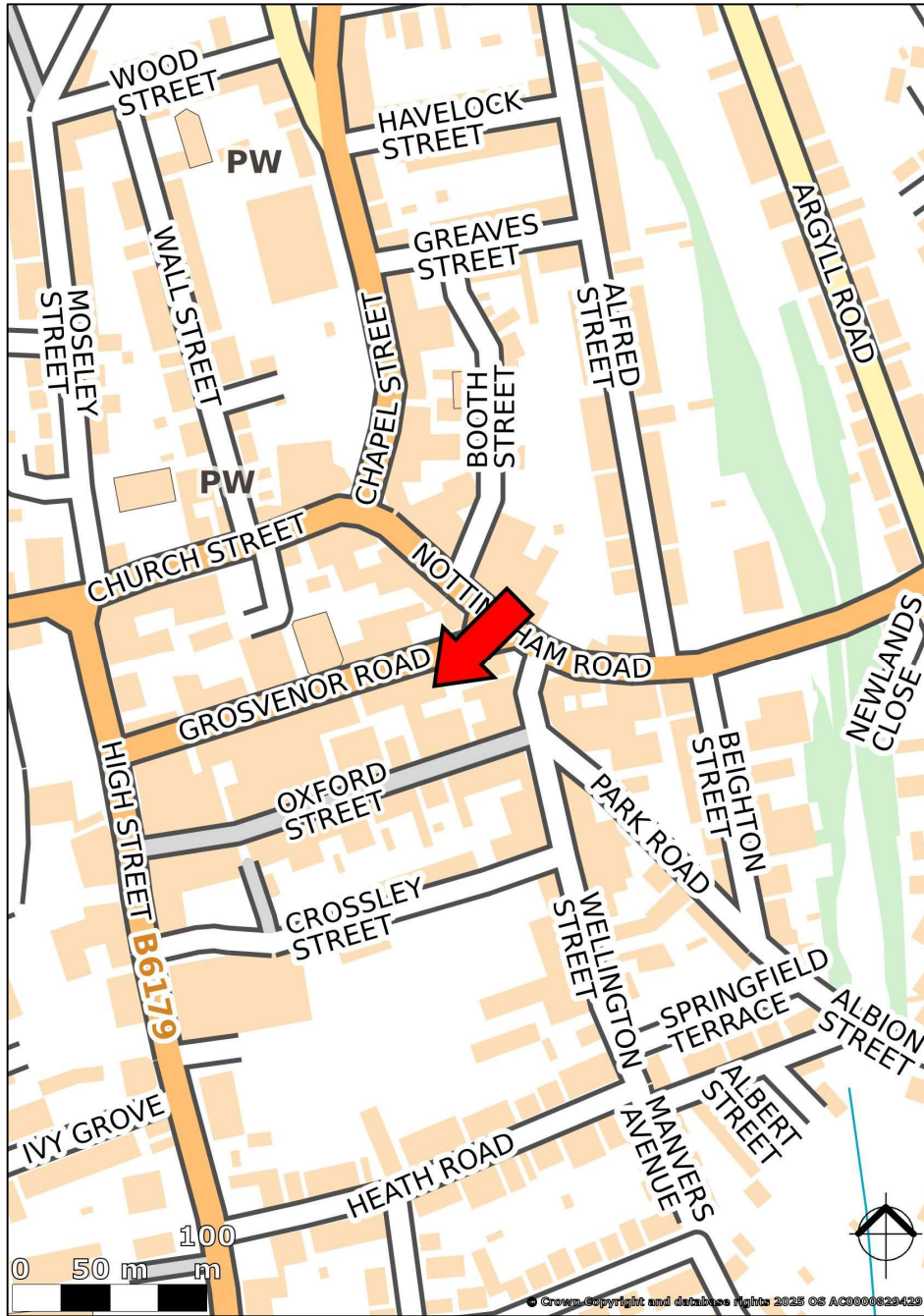
Viewing

Viewing is strictly via appointment with the sole agent:

David Brown Commercial

Tel: 01332 200232

email: enquiries@davidbrownproperty.com



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