

FOR SALE

Town Centre Mixed Use Investment

47 and 47a Oxford Street, Ripley, DE5 3AH



- Self-contained ground floor retail unit; with self-contained one-bedroom residential flat above.
- Prominent location in Ripley town centre in established retail and commercial pitch and excellent specification internally.
- Each let separately providing a total rental income of £14,100 per annum exclusive.
- Ground floor lease is for a term of five years from April 2025.

GUIDE PRICE: £160,000

**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. The A38 provides a connection to the M1 motorway at Junction 28.

The town has a large retail centre focused around Oxford Street, High Street / Market Place, Church Street and Grosvenor Road. The Subject is situated on the south side of Oxford Street.

Description

47 Oxford Street comprises a self-contained ground floor retail unit forming part of a larger two-storey building of solid brick elevations beneath a pitched slate roof.



47 Oxford Street

The unit provides a retail sales area, rear treatment room, kitchen and WC.

The specifications is excellent and includes vinyl flooring, painted plaster walls, power points, electric radiators and spotlighting throughout. Externally the property has pedestrian access to the front and a small yard to the rear.

47a Oxford Street comprises a self-contained first floor one-bedroom flat accessed off Oxford Street.

The flat comprises a bedroom, kitchen, living room and bathroom.

The specification is excellent includes vinyl / carpet flooring, painted plaster walls, upvc double glazing and electric radiators.



47a Oxford Street

Services

Electricity, water and drainage are connected to the property.

Schedule of Accommodation

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

47 Oxford Street:

Description	sq mtrs	sq ft
Retail Sales	20.4	220
Rear Room	17.3	186
Kitchen	3.1	33
Total NIA:	40.8	439

47A Oxford Street:

Description	sq mtrs	sq ft
Front room	17.4	187
Kitchen	5.6	60
Living	12.5	134
Bath	7.1	77
Total Area:	42.6	459

Occupational Leases

47 Oxford Street is let to an individual T/A a nail salon from April 2025 for a term of 5 years therefore expiring April 2030 at a rental of £7,500 P.A.X. The lease is drawn on effective full repairing and insuring terms. A rent deposit of 3 months rent is held by the landlord and the rent is paid monthly in advance.



47A Oxford Street

47a Oxford Street is let on a short-term residential tenancy at a rental of £550 per calendar month or £6,600 per annum.

Rates / Council Tax

47 Oxford Street has a rateable value of £5,400 in the 2023 rating list. 47a Oxford Street has a council tax band of 'A'.

Guide Price

£160,000

VAT

Not applicable.

Legal costs

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



47 Oxford Street

Anti-Money Laundering Policy

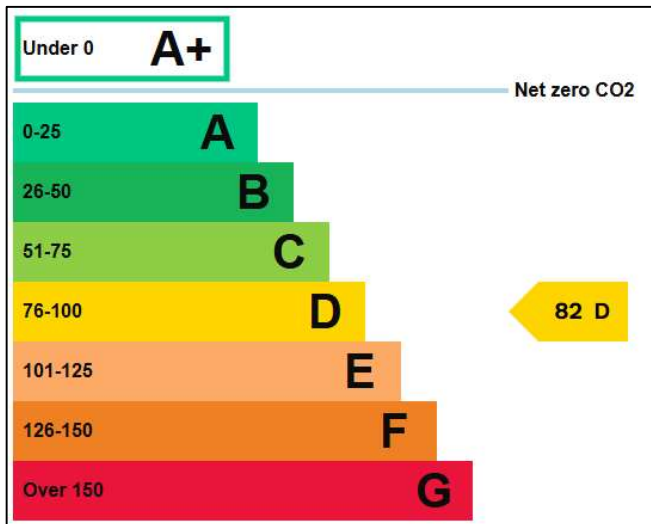
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser.

Management Services

David Brown Commercial are pleased to offer property investors a comprehensive and professional property management service including rent collection, service charge administration (where appropriate) and regular property inspection to ensure tenant compliance with lease terms. We aim to maximise value and remove the pain sometimes associated with property ownership and are happy to provide competitive quotations upon request.

EPC

47 Oxford Street:



Viewing

Viewing is strictly via appointment with the sole agent:

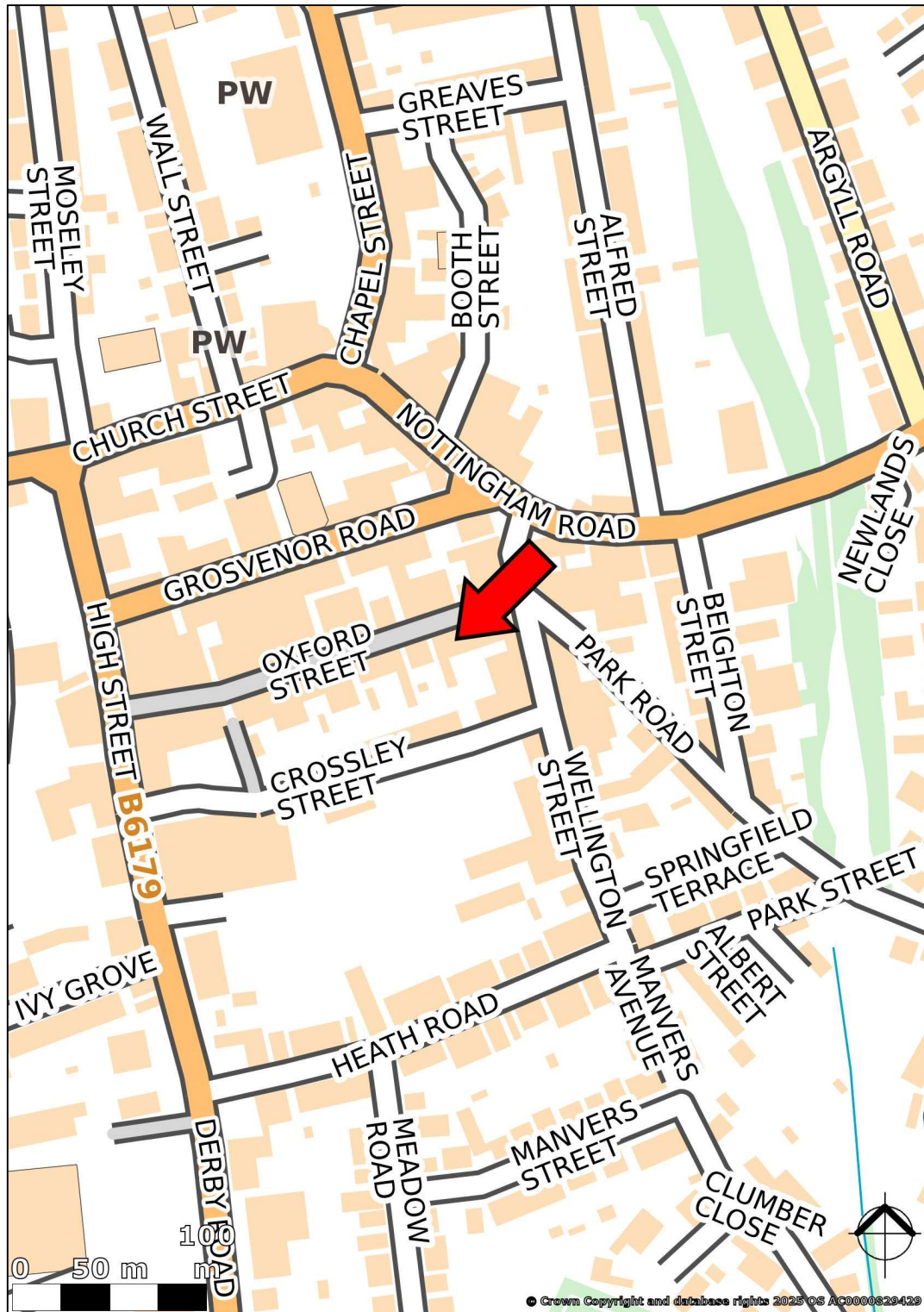
David Brown Commercial

Tel: 01332 200232

email: enquiries@davidbrownproperty.com

47a Oxford Street:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	67 D
39-54	E		
21-38	F		
1-20	G		



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