

# TO LET

## Ground Floor Retail Unit

45b Oxford Street, Ripley, Derbyshire, DE5 3AH



- Ground floor retail premises with rear kitchen and WC.
- Total Net Internal Area: **33.7 sq.m / 363 sq.ft.**
- Prominent location in a pedestrianised area.
- Recently refurbished to a high internal specification available for immediate occupation.

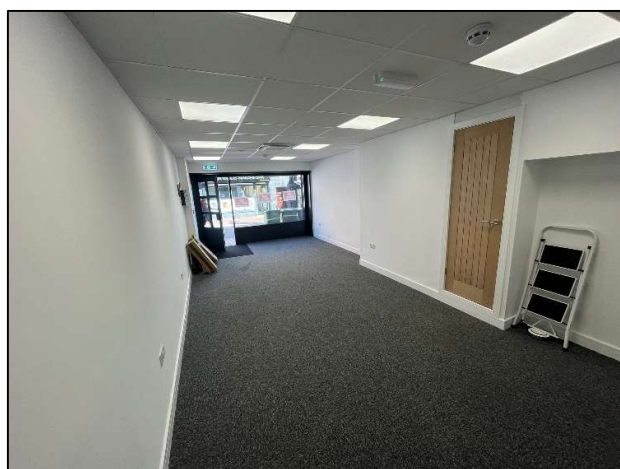
**RENT: £8,000 P.A.X**

**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.



*Retail sales*

The town has a large retail centre focused around Oxford Street and High Street / Market Place with numerous multiple retailers present.

## Description

The property comprises a self-contained ground floor retail unit forming part of a larger

two-storey building of solid rendered brick beneath a pitched tiled roof.

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

The property has been recently refurbished to a good quality and includes carpeted flooring, painted plaster walls, suspended ceilings, LED lighting and air conditioning.

Externally the property has pedestrian access to the front and a small yard to the rear.

## Schedule of Accommodation

Description	sq mtrs	sq ft
Retail sales	29.3	315
Kitchen	4.5	48
<b>Total Net Internal Area:</b>	<b>33.7</b>	<b>363</b>

## Services

Mains water, electricity and drainage are connected to the property.

## Rates

According to the VOA, the property has a rateable value of £10,000 The incoming tenant may benefit from 100% small business rates relief (Subject to eligibility).

## Lease Terms

The premises are available by way of an effectively full repairing and insuring lease terms for a negotiable period of years.

### Rental

£8,000 per annum exclusive of rates and all other outgoings.



*Retail sales*

### VAT

VAT applicable at the prevailing rate.

### Legal Costs

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

### EPC

An EPC is in preparation

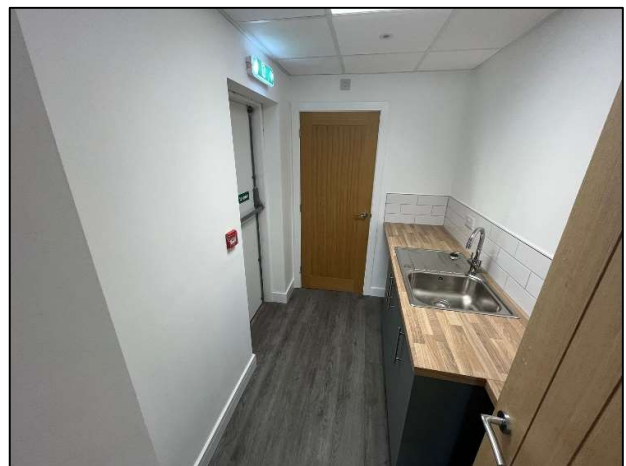
### Viewing

Viewing is strictly via appointment with the sole agent:

**David Brown Commercial**

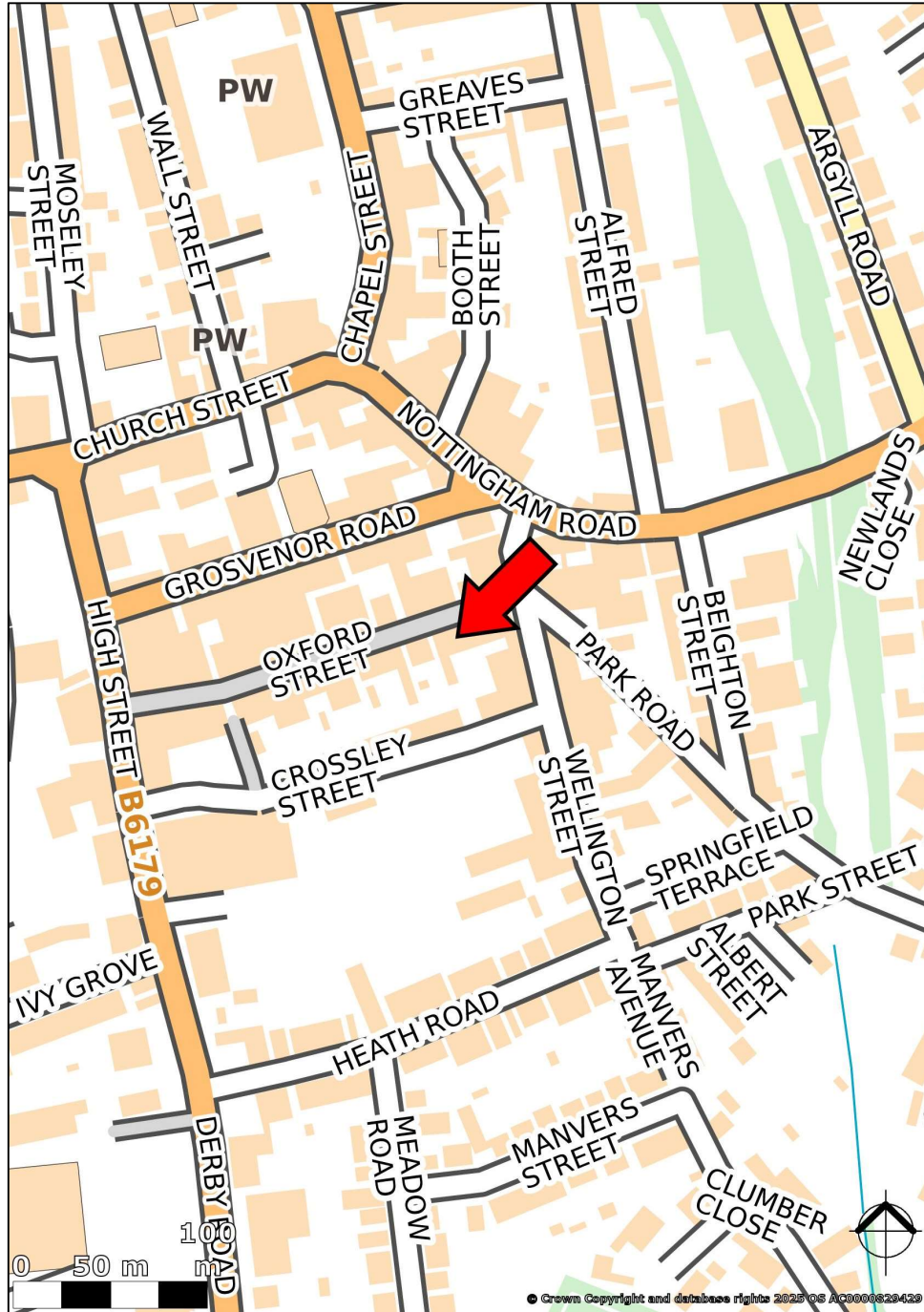
**Tel: 01332 200232**

**email: [enquiries@davidbrownproperty.com](mailto:enquiries@davidbrownproperty.com)**



*Kitchen*





**IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES**

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We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.