

TO LET

Town Centre Commercial / Storage unit

The Stores, 3-5 Grosvenor Road, Ripley, Derbyshire, DE5 3JE



- Commercial / storage unit with parking in Ripley town centre.
- Total Gross Internal Area **103.9 sq.m. / 1,118 sq.ft.**
- Ground floor and first floor storage with WC.
- Suitable for a variety of uses.
- Available immediately on new lease terms.

RENT: £7,000 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. 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 north side of Grosvenor Road.



Description

The property comprises a two-storey commercial / storage unit of full brick elevations.

Internally the unit provides ground floor storage and first floor storage with a WC.

The specification includes carpeted and vinyl floors, plastered walls, upvc double glazing and electric boiler / radiators.

Externally the unit benefits from a single car parking space to the front.

Accommodation

We have measured the unit according to the basis of Gross Internal Area and report the following (approximate) floor areas:

Description	sq mtrs	sq ft
Ground Floor Stores	51.6	556
First Floor Stores	52.3	562
Total Gross Internal Area:	103.9	1,118

Services

Electricity, water and drainage are connected to the property.

Rates

The property has a rateable value of £2,700 in the 2023 rating list.

Rental

£7,000 per annum exclusive of rates and other outgoings.

VAT

We are advised that VAT is not applicable to the rent.

Deposit

A rent deposit may be required.

Lease Terms

The property is available to let on new full repairing and insuring lease terms for a negotiable period of years subject to rent reviews where appropriate.

Insurance

The landlord will insure the premises and re-charge the premium to the tenant annually.

Legal Costs

Each party is to be responsible for their own legal charges in the transaction.

Timings

The unit is available immediately.

EPC

'C – 66' valid until 23rd October 2033.

Viewing

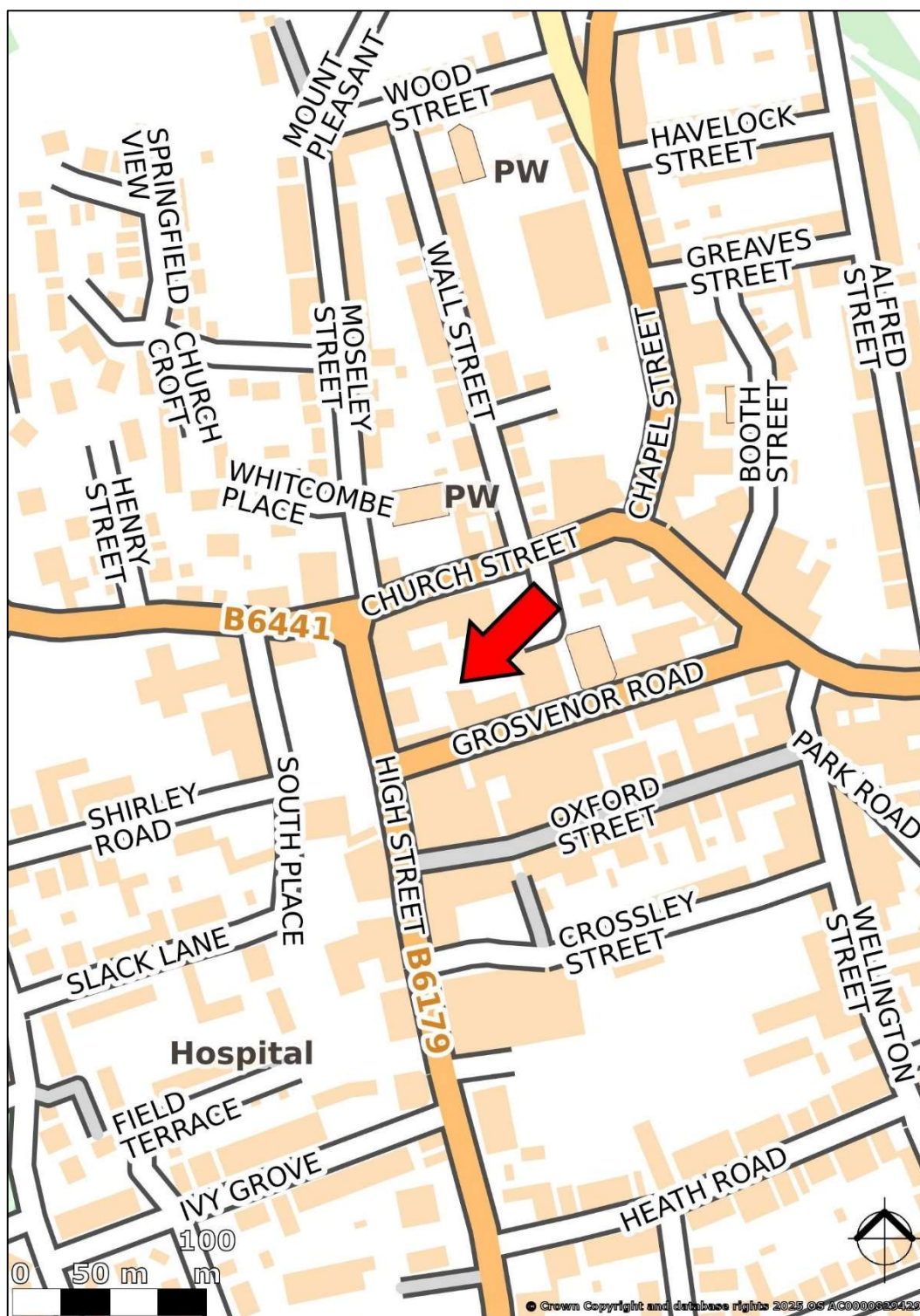
Viewing is strictly via appointment with
Sole Agents:

David Brown Commercial**Tel:**

01332 200232

Email:

info@davidbrownproperty.com



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