



3A, Grosvenor Road, Ripley, DE5 3JE

412 Sq Ft | 38.27 Sq M

DB

DAVID BROWN

COMMERCIAL





Location

Ripley is a town in Derbyshire with a population in the order of 20,000 persons. Nearby commercial centres include Derby some 10 miles south and Nottingham some 15 miles south east.

Road communications are excellent, the town lies upon the A38 and A610 trunk roads which provide a connection to the M1 motorway at Junction 28 and Junction 26.

The subject property is on the north west side of Grosvenor Road.

Description

The property comprises a self-contained ground floor retail unit forming part of a larger two-storey building of brick elevations beneath a pitched roof.

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

The property benefits from vinyl flooring, painted plaster walls and LED strip lighting.

Externally the property has pedestrian access to the front and a fire escape to the rear.

Tenure

Leasehold

Services

It is understood the electricity, water and drainage are connected to the property.

Planning

Use Class E.

VAT

Not applicable.

Deposit

A deposit may be payable subject to status.

Lease Terms

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

EPC

An EPC is in preparation.

Insurance

The landlord insures the property and the tenant is responsible for reimbursing a proportion of the premium annually.

Legal Costs

Each party is to be responsible for their own legal costs associated with this transaction.

Anti-money laundering

Interested parties are to provide copies of their ID documents and a recent utility bill as part of AML checks.

Additional Information

Rent

£7,500 Per Annum Exclusive

Viewing

Viewing is strictly by prior appointment please contact Emily Stone for further information.

Emily Stone

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