

To Let

22 Nottingham Road, Ripley DE5 3DG

For further information
please contact:

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Location

Ripley is a market town within Derbyshire, situated approximately 11.5 miles north of Derby City Centre and 19 miles south of Chesterfield Town Centre.

Local occupiers include The Co-Op, Thomas Cook, Boots and Barclays Bank.

Description

The property comprises a detached corner property of traditional brick construction beneath a multipitched roof. The available accommodation is arranged over basement and ground floor. Pedestrian access is via the main customer entrance off of Nottingham Road.

There are 4 allocated parking spaces with the accommodation.

Accommodation

The approximate net internal area of the property is as follows:

Description	Sq m	Sq ft
Basement	17.54	189
Ground Floor	170.88	1,839
Total	188.42	2,028

Tenure

The available accommodation is held Leasehold.

The property is available by way of an assignment or sublease. The existing lease expires 11th December 2028. The current passing rent is £9,179 p.a.x.

Service Charge figures are available upon request.

Business rates

Interested parties should rely on their own enquiries with Amber Valley Borough Council.

Legal costs

Each party will bear their own legal costs incurred in the transaction.

EPC

EPC rating 'D'. EPC available upon request.

VAT

VAT is not applicable.



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