

On the Instruction of Barclays Bank Plc

LEASEHOLD AVAILABLE

1 High St, Ripley DE5 3AE



Key Features

- Prominent Building
- Conservation Area
- Retail Pitch

Viewing

By appointment via this office:

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CBRE Limited

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Location

Ripley is a town in the Amber Valley of Derbyshire, situated approximately 6 miles north of Derby, 12 miles north west of Nottingham and 13 miles south of Chesterfield. The town is situated at the junction of the A610 and A38 providing access to junction 28 of the M1 motorway, approximately 4 miles to the north west. The subject property is situated on High Street adjacent to **Boots**

Description

The property comprises a mid-terrace Bank building arranged on ground and two upper floors and is of traditional brick construction with a pitched tiled roof. The ground floor is used as a banking hall and cashier counter with the rear providing back office space, strong room and staff accommodation. Stairs to the rear provide access to the 1st and 2nd floors. The property comprises of the following approximate floor areas:

Accommodation

Ground Floor	140.84 sq m	1,516 sq ft
First Floor	58.16 sq m	626 sq ft
Second Floor	94.02 sq m	1,012 sq ft
Total	293.02 sq m	3,154 sq ft

Price

£21,000 per annum

Tenure

The property is available by way of an assignment of Barclays existing lease or a sublet of part. The Premises are held on a lease expiring 19th June 2027 with a tenant only break option on 20th June 2022.

Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the bank is **£18,750**.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

EPC available on request.

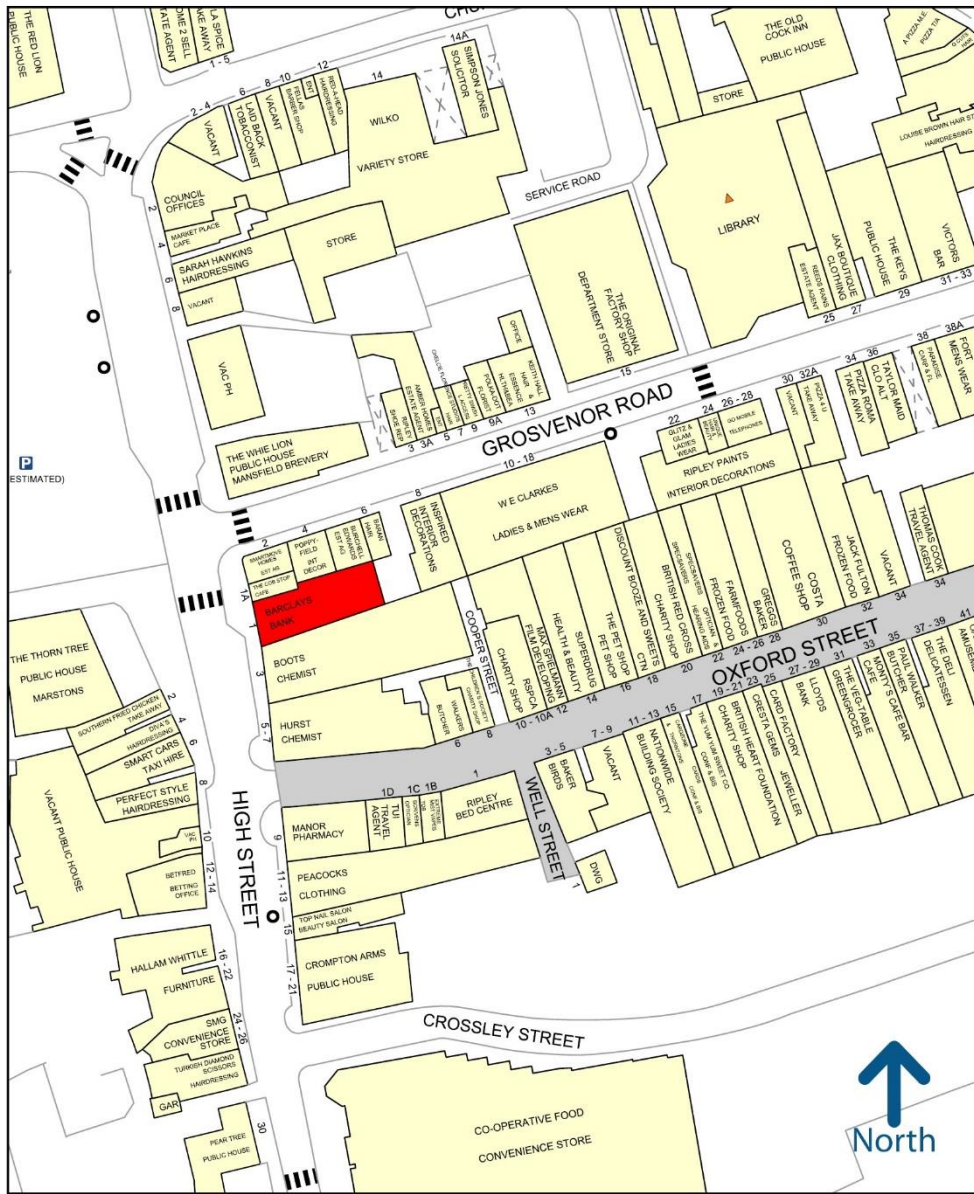
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Ripley



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