

9 Oxford Street, Ripley, Derbyshire, DE5 3AH

**FOR SALE / TO LET****Town centre retail unit with two self-contained first floor flats above.****OVERVIEW**

Prominent retail unit in pedestrianised high street.

Retail area measuring 42.06 sq m / 453 sq ft.

Two separately accessed first floor one bed flats finished to a good specification.

Available immediately.

LOCATION

Ripley is a popular Derbyshire market town located within the Amber Valley Borough and situated 12 miles to the north of Derby city centre and 15 miles north west of Nottingham at the Junction of the A38 and A610 roads.

The subject property is located on the pedestrianised Oxford Street within the centre of Ripley which is the primary shopping area for the town and is home to a variety of local and independent retailers as well as larger occupiers such as Birds The Confectioners, Specsavers, Superdrug and The British Heart Foundation.

DESCRIPTION

The subject property comprises a ground floor retail unit together with two self-contained first floor one bedroom flats which are accessed independently to the rear. The ground floor provides an open plan retail area with an office/kitchen located to the rear together with a small ancillary store and WC.

At present the ground floor retail unit is finished to a shell specification in readiness to receive the desired tenant fit out in line with their operational use.

To the rear of the ground floor there is a separate entrance which leads to a shared lobby and access to the first floor. At the first floor there are two one bed flats each of similar configuration and providing a good sized open plan kitchen/living area to the front of the property which is finished with hardwood effect flooring, painted plaster walls and central heated radiators together with a range of base and wall units and integral kitchen appliances. At the rear of the property there is a good sized double bedroom to each flat together with a shower room located central to the property which is partially tiled and benefits from a WC, pedestal sink and enclosed shower cubicle.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition):

Ground Floor Retail (9 Oxford Street) - 42.06 sq m / 453 sq ft
First Floor Flat (9A) - 42.83 sq m / 461 sq ft
First Floor Flat (7A) - 39.56 sq m / 426 sq ft

PLANNING

We understand that the premises have the benefit of consent for use as A1 (shops). All planning information should be confirmed with the Local Authority.

SERVICES

It is understood that all mains services are connected to or available at the property.

BUSINESS RATES

The property is yet to be assessed independently for Business Rates or Council Tax purposes.

Interested parties are advised to the Local Billing Authority for further information with regards to rates payable.

TENURE

The property is available on a freehold basis in its entirety. Alternatively, the ground and first floor areas may be available on a leasehold basis by way of a new effectively full repairing and insuring lease for a negotiable period of time incorporating upwards only rent reviews where applicable.

PRICE

Freehold - £270,000 / Leasehold - on application.

VAT

All figures are quoted exclusive of VAT. Purchasers must satisfy themselves as to their VAT position by taking the appropriate professional advice.

LEGAL COSTS

Each party is to bear their own reasonably incurred legal costs with regards to this transaction.

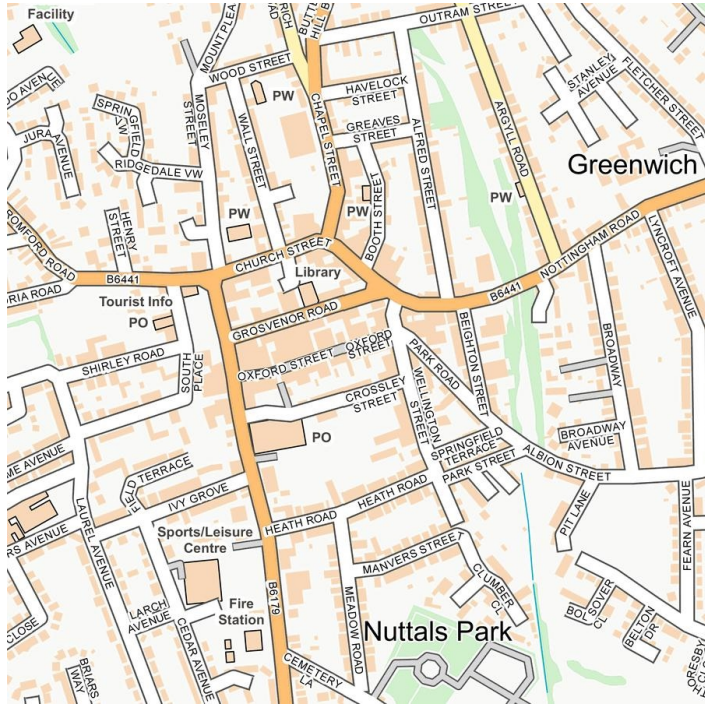
VIEWING

Strictly via appointment with sole agents BB&J Commercial.

CONTACT

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LOCATION MAP



ENERGY PERFORMANCE RATING

An EPC has been commissioned for this property.

PROPERTY IMAGES



11 Bed at 2-3 Shelton Street, Biggles
 11 Rooms
 2,000 sq ft (187 sq m)



Note: Plans, maps and drawings are not to scale.

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