



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Ripley, Unit 3 Maple Avenue, DE5 3PY

Retail Premises - Leasehold



### LOCATION

Ripley is situated some 9 miles north of Derby city centre and approximately 4 miles south of Alfreton town centre, easily accessible via the A38 dual carriageway.

The town has an estimated population of 19,481 residents and is accessible via the A38 dual carriageway.

### DESCRIPTION

The property comprises a ground floor brick built lock up retail unit situated in a neighborhood parade adjoined by a mixture of local independent operators together with Co-Op Supermarket. The property also benefits from shared servicing to the rear and communal parking.

### ACCOMMODATION

The property comprises the following approximate areas :-

Overall Retail Sales	55.46 m <sup>2</sup>	597 sq ft
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### TENURE

The premises are available by way of new lease on terms to be agreed.

### RENT

£8,750 per annum exclusive.



### RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value	£5,300
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Interested parties should verify this information with the local rating authority

### EPC

Awaited.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

### CONTACT

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