



First & Second Floor Offices, 4, Market Place, Ripley, Derbyshire DE5 3FJ

Offices

- **First & Second Floor Offices of 795 sq ft**
- **Town Centre Location**
- **Excellent commuter and public transport links**
- **Suitable for a variety of uses STP**

For enquiries and viewings please contact:



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Location

Ripley is a busy market town located in the Amber Valley District of Derbyshire, located approximately 3.5 miles north east of Belper and 10 miles north of Derby. The town benefits from a variety of shops, cafes and bars.

The property is located on the Market Place and benefits from excellent access to local shops, cafes and restaurants and public transport facilities. There are a number of car parks within close walking distance.

The nearby A610 which connects with Nottingham, and, the A38 which connects with Derby are both located within 1 mile (1.6km). J28 of the M1 is situated approximately 4 miles (6.4k) to the north.

Description

This end of terraced building is of a presumed solid brick construction with elevations incorporating an aluminium framed shop front to the ground floor and UPVC double glazing to the first and second floors. The roof is pitched and slate clad.

The available accommodation comprises the first and second floor offices which benefit from their own ground floor pedestrian access.

Internally the first floor provides a series of three offices with a single WC. The second floor provides further three offices with kitchenette.

The accommodation is generally finished with carpeted floors, paper wall coverings and range of lighting. There are a number of storage heaters and a good distribution of power.

Accommodation

	Sq M	Sq Ft
Total	73.9	795

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Services

We understand all mains services with the exception of gas are connected to the property. The property benefits from sub metered water.

Planning

We understand the premises has the benefit of planning consent for B1 (Business). However subject to planning the premises is suitable for a range of professional and healthcare uses.

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed but no longer than 7 years.

Business Rates

The property is currently listed as Offices and Premises and has a rateable value of £4,000.

Source: VOA

Price

The offices are available to rent for £5,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises has an EPC assessment of: TBC

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