

**KNIGHTSBRIDGE PLACE  
3 NOTTINGHAM ROAD  
RIPLEY, DERBYSHIRE. DE5 3DJ.**

**MAJOR RETAIL AND OFFICE DEVELOPMENT  
TO LET**



- Substantial landmark building
- Superbly newly refurbished and converted arcade retail scheme of 18600 sq ft (1728 sq m) net let-able area
  - Situated in highly prominent position within town centre
- Thriving market town with good access to A38, A610, Junction 26 of M1 motorway, etc
  - Large residential catchment area
    - UNITS FROM £100 PER WEEK

## **INTRODUCTION**

Knightsbridge Place has recently been refurbished to a high standard and we are now seeking tenants for the retail and office space.

- Ground and first floor retail arcade scheme extending to approximately 18,600 sq ft (1728 sq M) of useable retail or quasi retail space
- Extensive good basement storage ancillary to the above

This conversion and refurbishment has been carried out to exceptionally high standards as will be described below.

## **LOCATION**

The property is located in the centre of the thriving market town of Ripley in its main commercial and shopping area. There is both excellent traffic and foot flow past the property with good local pay and display and on-street car parking within close proximity. Ripley is one of the leading towns within the County of Derbyshire and lies just to the east of the A38 Trunk Road which runs between the City of Derby some ten miles to the south and Junction 28 of the M1 motorway to the northeast. Surrounding towns include Alfreton, Belper, Heanor, Langley Mill and Chesterfield as well as the surrounding Cities of Derby, Nottingham, Sheffield, etc all of which are within easy reach. Ripley lies to the south of Derbyshire's renowned Peak National Park and is a popular dormitory location for the surrounding open areas.

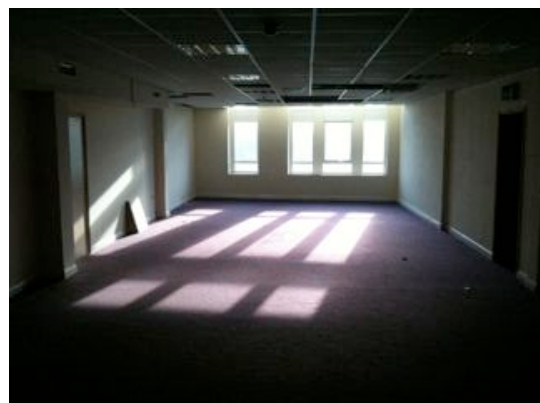
There are good facilities within the town including schooling, shopping, leisure and other facilities. There are excellent high street names within the vicinity including Wilkinsons, Peakcocks, Boots, Savers, Dorothy Perkins and various High Street Banks.

## **DESCRIPTION**

This is a large four-storey detached building constructed at around the beginning of the twentieth century and was originally conceived as a department store for the Co-operative Society. The present owners have undertaken a substantial scheme of refurbishment and conversion to create the building as it is today and briefly these works have included the following:

Conversion of the ground and first floors into a high quality glazed retail arcade scheme extending to approximately 18600 sq ft (1728 sq m) of let-able space with the following features

- Automatic entrance doors
- Modern glazed external and internal shop fronts
- Fully air conditioned
- Disabled lift between ground floor and first floor public areas
- Large goods lift with rear service area
- Floor carpeting and coverings
- Staff toilet and disabled toilet accommodation, etc
- Extensive dry basement storage under whole building also with goods lift access



### General features

- Building extensively refurbished including re-roofing, new windows & doors, all external repairs. All common areas carpeted.
- Fully re-wired with separate meters to each unit
- Fully compliant with current fire regulations including alarm, emergency lighting, fire escape, fire doors, etc
- Resurfaced car park & servicing area to rear with modern security fencing
- Newly installed heating, ventilation & air conditioning systems as appropriate.
- High standards of decoration.



### TENURE

Please note that the commercial leases are on fully repairing and insuring terms with service charge.

### LEGAL COSTS

Each party is to pay their own legal costs.

### SERVICES

All mains services are understood to be connected to the property except gas (which is available).

### RATING

Please see attached schedule

### VIEWING

Strictly by appointment only with the sole agents, Chartex

Contact – Hugh Broadbent

Telephone - 01773 599990

Email- [hugh@chartex.co.uk](mailto:hugh@chartex.co.uk)



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