



**THOMAS HENRY HOUSE
1 – 5 CHURCH STREET
RIPLEY
DERBYSHIRE**

**FIRST FLOOR OFFICES / RETAIL
TO LET ON FLEXIBLE BASIS
£11,640 + VAT per annum fully inclusive**



- First floor office suite / retail area to let in this prestigious building
 - Fronts onto Ripley Market Place
- Home2Sell Estate Agents on ground floor – shared reception – professional tenants desired
 - Approximately 582 square feet
- Superb specification including disabled wheelchair lift, carpeting, full central heating, category 2 lighting, etc
 - Allocated parking at rear plus public car parking nearby

For further details contact Hugh Broadbent of Chartex
Tel: 01773 599990 Fax: 01773 880828
Email: hugh@chartex.co.uk

INTRODUCTION

This is a prestigious building situated in the centre of the town of Ripley overlooking the market place. Ripley is a thriving market town close to the A38, A610 trunk roads and convenient for the motorway network. There is a good range of local amenities and good residential catchment area and local pool of labour.

The premises are occupied by leading estate agents Home2Sell and the premises offered are essentially surplus good quality space for which professional tenants are sought, which may be either allied or at least complimentary in character to this high quality operation.

DESCRIPTION

Home2Sell occupy part of the ground floor of the premises and there is a prestigious reception area giving attractive wide stairs to upper floors plus disabled wheelchair lift. The office space is offered on "easy in, easy out" basis and the following suite(s) are available:

First Floor

Single suite: 207 square feet

Property Misdescriptions Act 1991

Whilst we make all reasonable efforts to ensure that these particulars are reliable, the accuracy of any statement contained herein is not guaranteed, nor do such statements form any contract or constitute any warranty. Unless specified to the contrary interested parties should note that:

1. All dimensions, distances, floor areas are approximate and for guidance purposes only. Plans supplied or referred to are for identification purposes only
2. We have not tested nor do we test any heating systems, appliances, apparatus, equipment, fixtures or fittings or services and no warranty is given as to their serviceability, condition or availability.
3. Any information supplied on planning matters, rating assessments, tenure or tenancies has been obtained by verbal enquiry only and has not been checked. Any interested parties are advised to consult their own solicitor and/or the local authority for verification before entering into any commitment.

These particulars are issued on the distinct understanding that all negotiations are to take place through Jones & Company. The property is offered subject to formal contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expense incurred in viewing.

Jones & Company (for themselves and for the vendor/assignor/lessor of this property whose agents they are) give notice that:

- > These particulars do not constitute nor form any part of an offer or contract
- > All statements contained herein as to this property are made without responsibility on the part of Messrs Jones & Company or the vendor/assignor/lessor
- > None of the statements contained herein as to this property are to be relied upon as statements or representations of fact
- > Any intending party is to satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained herein

The vendor/assignor/lessor does not make nor give neither Messrs Jones & Company or persons in their employment any authority to make or give representation or warrant whatsoever in relation to this property.

Outside

There is a communal car park to the rear of the property. The unit comes with one allocated parking space.

TERMS

Rent is £11,640 per annum including electricity, heating, lighting, water and services (other than telephones, for which the tenant will be responsible). Agreements are initially for a 12 month period and then "easy in, easy out" on three months notice thereafter. Rent will be payable quarterly in advance by banker's standing order. **All rents quoted are subject to VAT.**

SERVICES

All mains services are understood to be connected or available to the property.

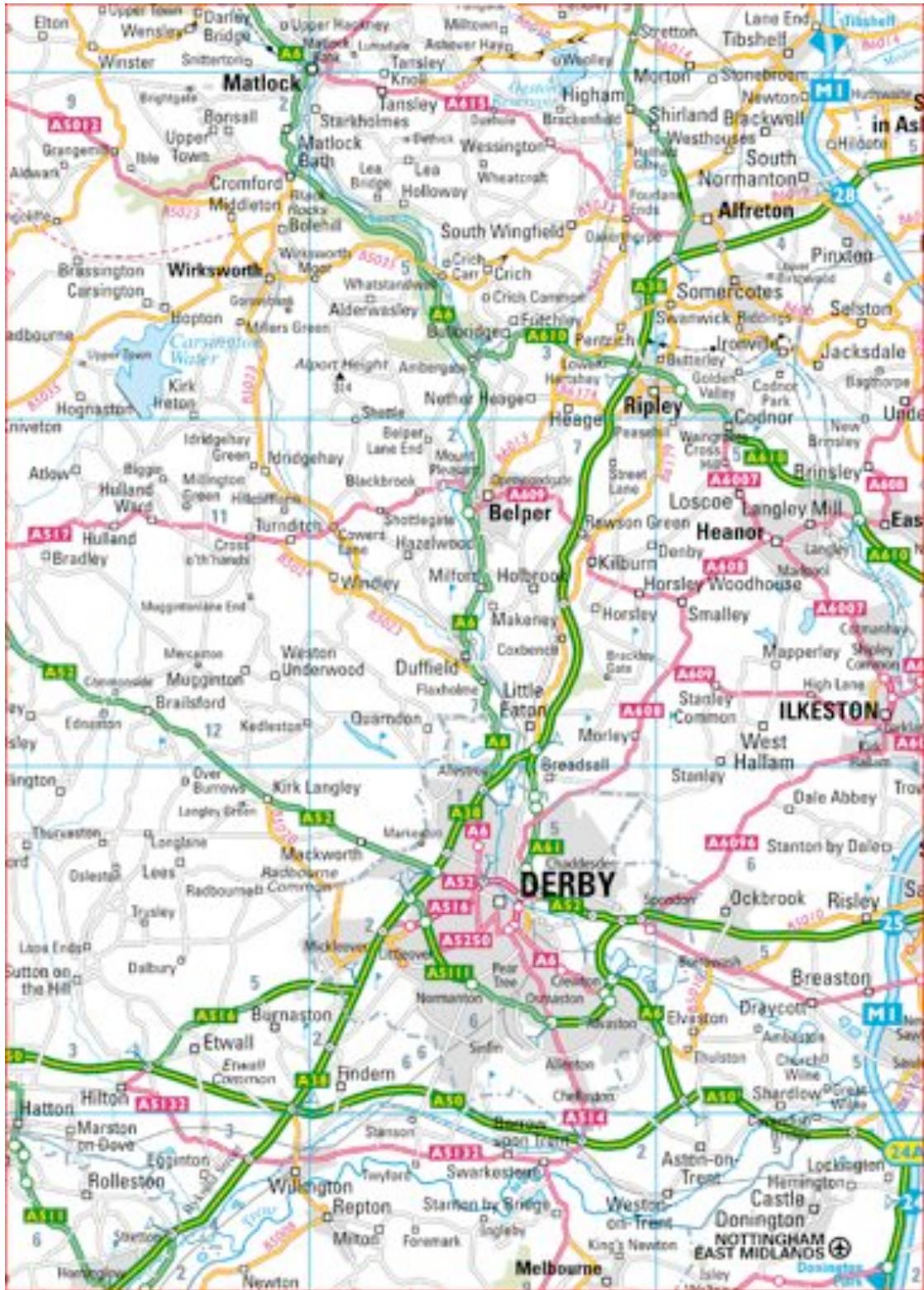
VIEWING

Strictly by appointment with Chartex Hugh Broadbent on 01773 599990

SHJ/hy/09.08.09

Subject to Contract

LOCATION PLAN



**JONES
& COMPANY**

Chartered Surveyors