

**53-55 OXFORD STREET
RIPLEY, DERBYSHIRE, DE5 3AH
£26,000 p.a. exc**



- 1,653 Square feet of ground floor retail space
- 1,300 Square feet of first floor premises suitable for current use as gym or alternative uses, e.g. offices.
- Good sized frontage to pedestrianised Oxford Street
- Prominent location in thriving market town.
- Easy access J28 of M1
- Immediate Availability

INTRODUCTION

The property is located in the centre of the thriving market town of Ripley in its main commercial and shopping area. There is excellent 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.

DESCRIPTION

The premises consist of a Ground Floor Sales Shop (which the owner is prepared to split into two units). If let as a whole, then the accommodation is as follows:-

Sales Shop
Frontage 11.45 m (37'6")
Depth 13.42 m (44'0")
1653 sq. ft.

Staircase to First Floor:
Kitchen 4.25 m x 2.55 m
Office 3.33 m x 3.09 m
Male & Female Toilets with electric water heater.

Whilst the preference is to let the unit as a whole, the owner is prepared to consider a split.

First Floor Unit – this has a separate self-contained access and is currently utilised as a boxing gymnasium, having a floor area of approximately 1300 sq. ft. (120.77 sq m).

TENURE

A proposed rent of £26,000 per annum exclusive, for the whole building.

LEGAL COSTS

Each lease will be on fully repairing and insuring terms and the incoming tenant will be responsible for the landlords reasonably incurred legal costs in the preparation of the lease.

RATING

The rateable value of the ground floor premises is £19,750 per annum. First Floor is £5,400.

SERVICES

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

VIEWING

Strictly by appointment with the joint Agents – Chartex Telephone - (01773) 599990 or Lambert Smith Hampton, Nottingham on 0115 976 6612.

4.5.2012

Subject to Contract

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:

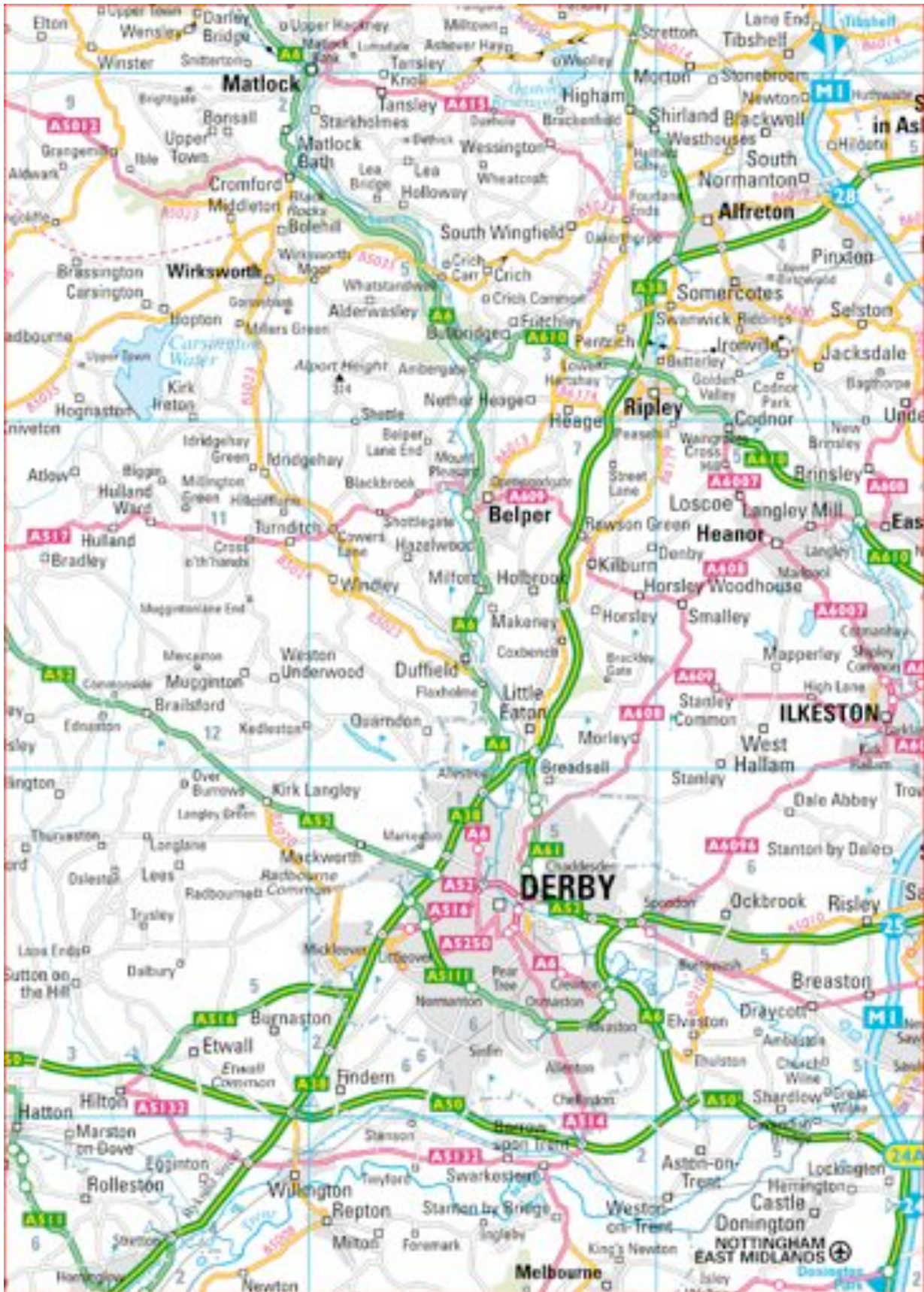
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