



Ambergate Caravans, Ripley Road, Ambergate, Derbyshire, DE56 2EP

Superbly situated sales showroom and pitch.

Site extending in total to 0.6-acres/0.2-hectares, or thereabouts.

Accommodation incorporating showroom, offices and storage, of 4,200 sq. ft./390.3 sqm.

Superb accessibility to the A6 and A38 at Ripley.

FOR SALE – OFFERS AROUND £500,000

Gadsby Nichols

21 Iron Gate
Derby DE1 3GP

Residential

01332 296 396
enquiries@gadsbvnichols.co.uk

Commercial

01332 290 390
commercial@gadsbvnichols.co.uk

www.gadsbynichols.co.uk

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LOCATION

Ambergate is situated just off the A6, approximately four-miles north of the Market Town of Belper, and six-miles south of the Historic Town of Matlock. The A610 Ripley Road links the A6 at Ambergate to the A38 at Ripley, which provides good accessibility to the M1 motorway at junction-28, South Normanton.

Ambergate is situated to the south of the renowned Peak District, with good road links to the main road motorway networks, together with a railway station, which provides a useful link to Derby, less than twenty-minutes away.

DESCRIPTION

The property comprises a two-storey office/showroom, of a particularly good specification, together with an industrial unit and basic storage to the rear. Externally, there is ample car parking to the front of the premises, with fenced sales pitch or storage area to the left-hand side.



ACCOMMODATION/FLOOR AREAS

Ground Floor

Showroom	1,054 sq. ft.	97.9 sqm
Showroom Office	121 sq. ft.	11.2 sqm
WC, Disabled WC, Ladies WC, Gents WC with wash hand basin, WC, and urinals		
Kitchen	46 sq. ft.	4.3 sqm
Rear Sales/Store	407 sq. ft.	37.9 sqm



First Floor

Main Office/Boardroom	415 sq. ft.	38.6 sqm
Office Two	433 sq. ft.	40.2 sqm
Breakout Room	113 sq. ft.	10.5 sqm
Kitchen	40 sq. ft.	3.7 sqm
WC with wash hand basin and WC		
Large landing with seating areas		
Office Three	187 sq. ft.	17.3 sqm
Office Four	171 sq. ft.	15.8 sqm
Office Five	196 sq. ft.	18.2 sqm



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Ground Floor Workshop	844 sq. ft.	78.4 sqm
4m wide roller shutter door		
4m minimum to eaves		
Portacabin Storage	173 sq. ft.	16.1 sqm



SUB-TOTALS

Ground Floor		
Sales/Office	1,628 sq. ft.	151.2 sqm
Storage/Workshops	1,017 sq. ft.	94.5 sqm
First Floor		
Offices	1,555 sq. ft.	144.5 sqm
TOTAL	4,200 sq. ft.	390.3 sqm

SERVICES

It is understood that mains electricity, water, and drainage are available to the property. Heating to the offices is by way of electric storage heaters. No tests of services have been undertaken, and no warranties are given or implied.

BUSINESS RATES

From online enquiries of the Valuation Office Agency (VOA) website, we note the property falls within the jurisdiction of Amber Valley Borough Council (AVBC), and has the following assessment: -

Description	Rateable Value
Showroom and Premises	£20,000

ENERGY PERFORMANCE CERTIFICATE (EPC)

TBA

PRICE

Offers are invited in the region of £500,000 (five hundred thousand pounds) for the Freehold interest.

VALUE ADDED TAX (VAT)

All prices are exclusive of VAT, and VAT will be added to the purchase price.

VIEWINGS

Strictly by prior appointment with the sole agents: -
Gadsby Nichols

Tel: 01332 290390 / 07501 525352

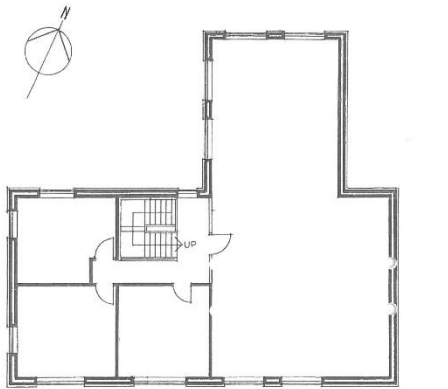
Email: mikewalmisley@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

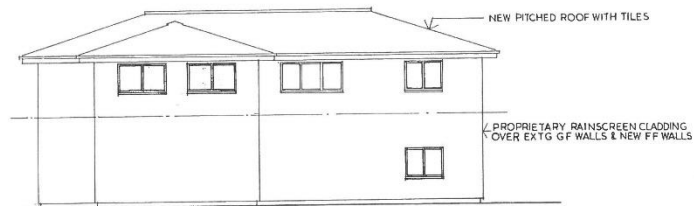
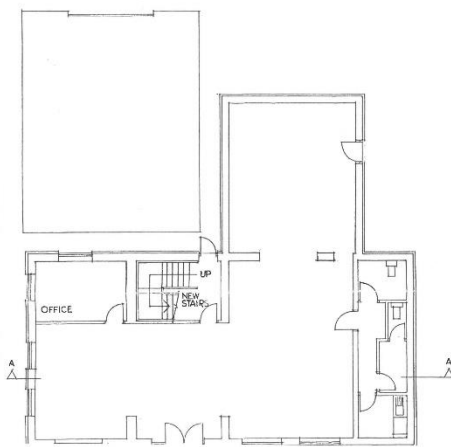
In accordance with AML regulations, TWO forms of identification will be required from the successful tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references for the tenancy.

SUBJECT TO CONTRACT

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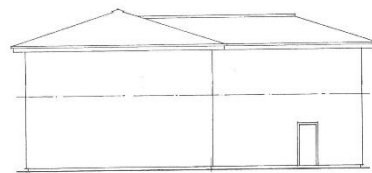
PROPOSED FIRST FLOOR APPROX 158 MSQ NET OFFICE SPACE



NORTH ELEVATION



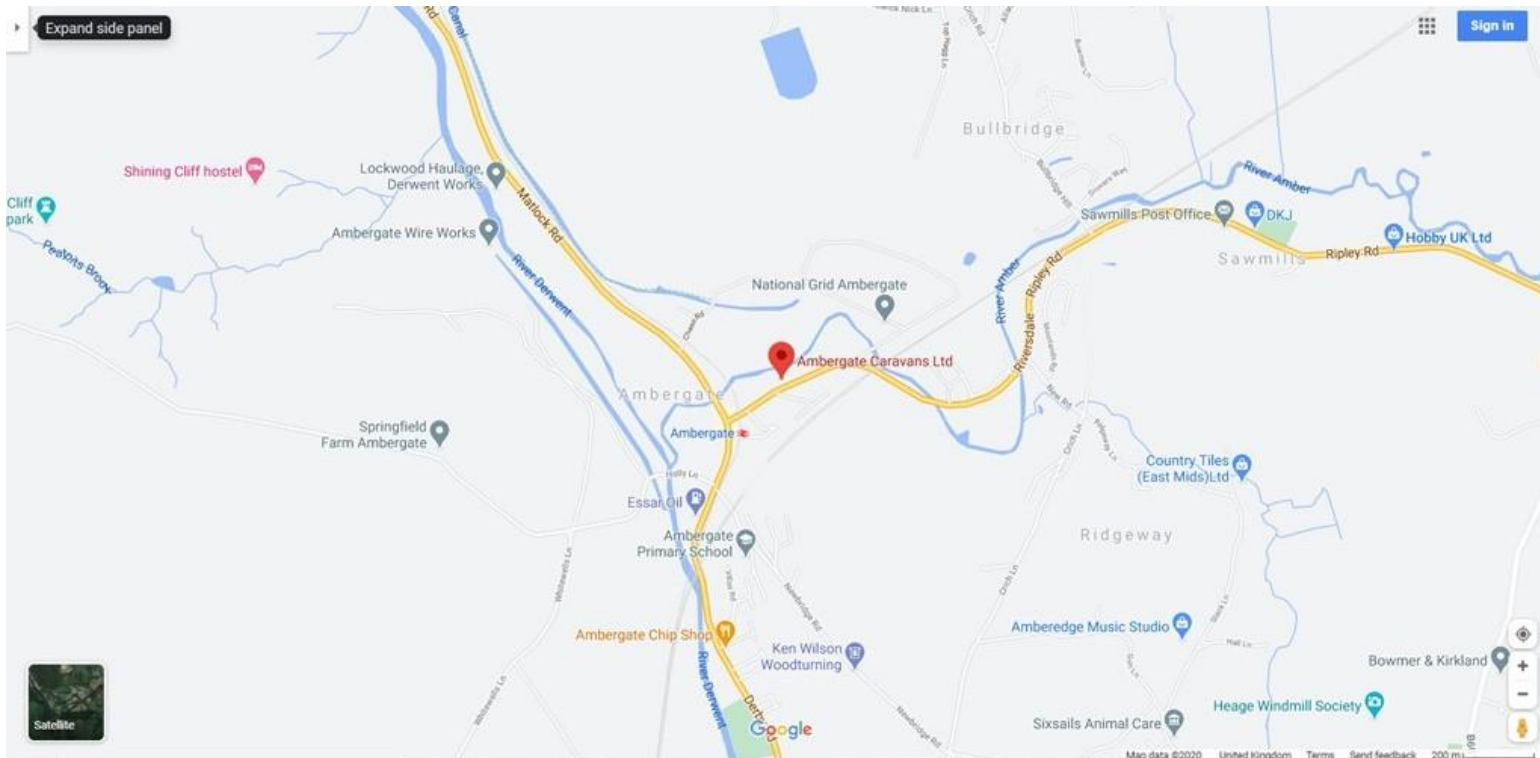
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



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