

TO LET / FOR SALE

Roadside Retail Property

90 Peasehill Road, Ripley, Derbyshire, DE5 3JH



- Ground floor retail premises with roadside prominence.
- Total Net Internal Area: **29.7 sq.m. / 319 sq.ft.**
- Open plan retail sales, partitioned kitchen, store and WC.
- Available for immediate occupation.
- Busy position close to Ripley town centre and A610 trunk road.

RENTAL: £5,750 P.A.X. / FREEHOLD: £65,000

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Location

Ripley is a popular Derbyshire market town situated approximately 12 miles to the North of the City of Derby and 15 miles North West of Nottingham, at the Junction of the A38 and A610 roads.

Vehicular accessibility is good, with the A610 linking with Junction 26 of the M1 Motorway (South) before connecting with Nottingham; the A38 leads to Junction 28 of the M1 Northbound and the City of Derby to the South. Ripley has a resident population in the order of 20,000 persons.

The property is situated on Peasehill Road to the south of Ripley town centre. The road is a busy link between the A610 and Derby Road (B6179) / Ripley town centre.

Description

The property comprises a ground floor retail unit of brick construction beneath a pitched tiled roof with a large display window to Peasehill Road.



Internally the property provides open plan retail sales with a partitioned kitchen, store and WC to the rear.



The unit benefits from vinyl floors, painted plaster walls and electric heating.

There is free of charge parking on the street outside the property and further unrestricted parking nearby.

Schedule of Accommodation

We have measured the property according to the basis of Net Internal Area (NIA):

Description	sq mtrs	sq ft
Retail Sales	26.0	280
Store	3.7	40
WC	0.0	0
Total NIA:	29.7	319

Services

Mains water, electricity and drainage appear to be connected to the property.

Rates

According to the VOA, the property has a Rateable Value of £2,900 in the 2017 rating list.

Lease Terms

The premises are available on new full repairing and insuring lease terms for a negotiable period of years subject to rent reviews where appropriate.

Rental

£5,750 per annum exclusive of rates and all other outgoings.

Deposit

A deposit may be required subject to status.

Freehold

Guide Price: £65,000

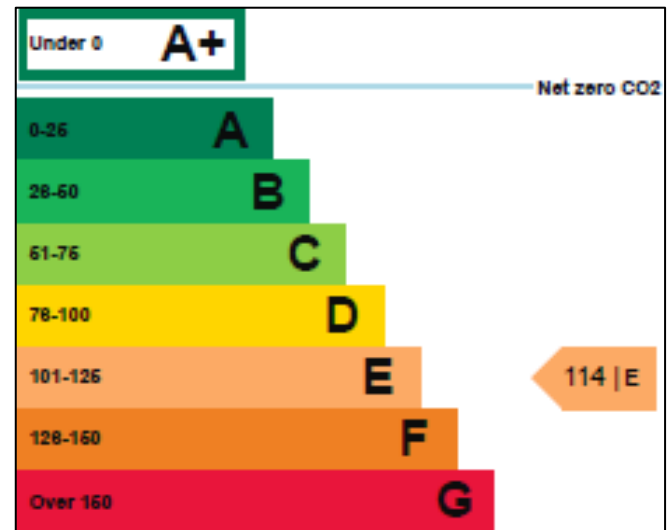
VAT

No VAT

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the transaction.

EPC



Anti-Money Laundering

As part of our AML policy and procedure two photographic ID documents and a recent utility bill is to be provided by an incoming tenant / purchaser.

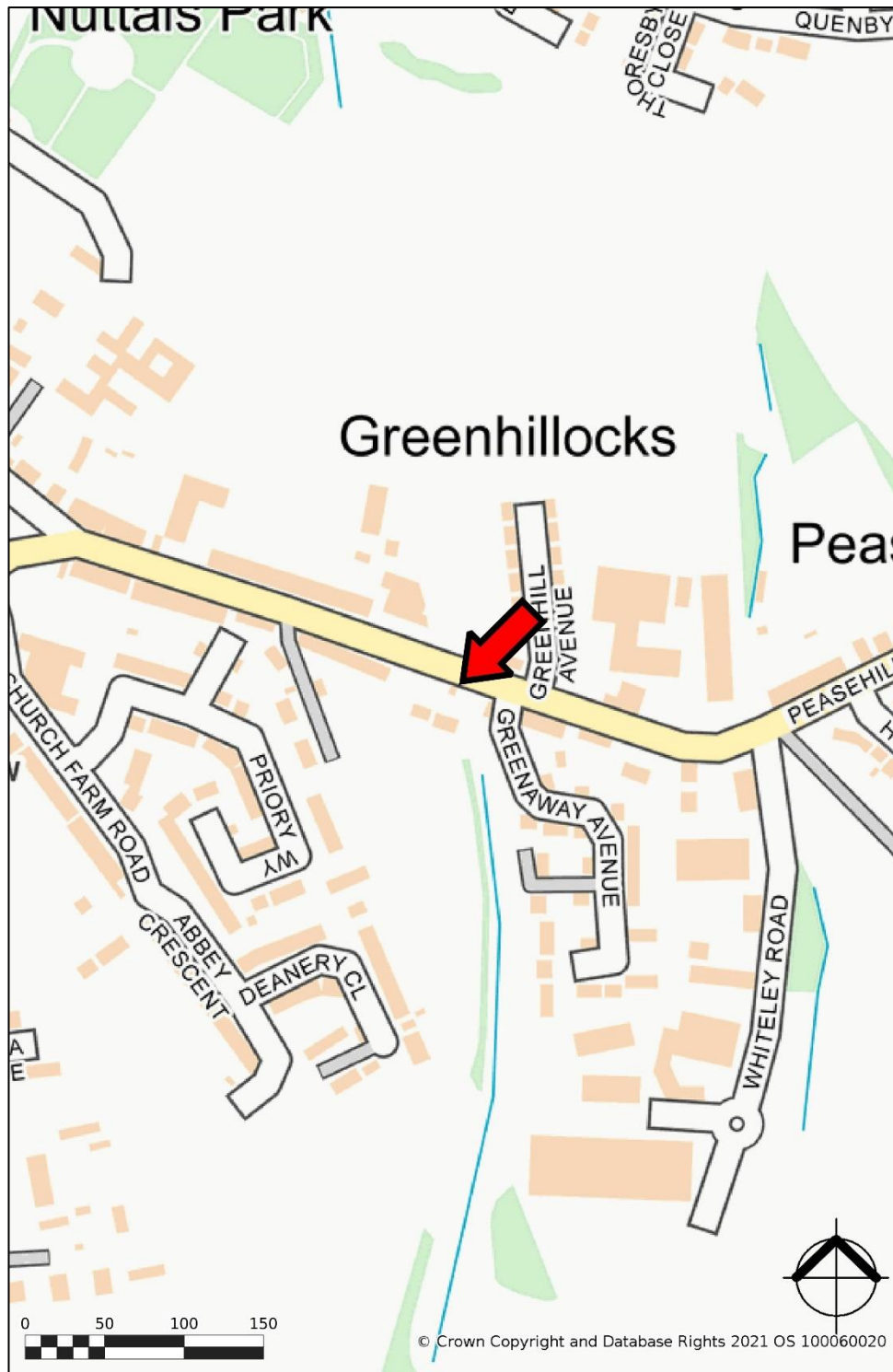
Viewing

Viewing is strictly via appointment with the sole agent:

David Brown Commercial

Tel: 01332 200232

email: enquiries@davidbrownproperty.com



IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

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