



53 - 55 Oxford Street, Ripley, Derbyshire DE5 3AH

MIXED USE INVESTMENT

- ▶ **Income producing £31,000 pa reversionary**
- ▶ **Oxford Street is the principle pedestrianised shopping precinct**
- ▶ **Busy market town location**
- ▶ **Excellent access to A38 and A610**

For enquiries and viewings please contact:



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Location

Ripley is a busy market town located close to the A610 and A38 and is the regional HQ for Amber Valley Borough Council.

The premises are located on Oxford Street, the main pedestrianised shopping thoroughfare serving the heart of the town centre.

Other occupiers include Costa Coffee, Superdrug, Jack Foulton, Shoe Zone, Birds and Manor Pharmacy.

Description

The property is a two storey building of traditional brick construction under a pitched tiled roof and comprises the following:-

No 53 - ground floor retail unit with first floor kitchen/staff room and w.c. accommodation. Electric roller shutter to front glazing. Occupied as Fire & Ice Health & Wellbeing

No 55 - ground floor retail unit with suspended ceiling with category 2 lighting, laminate flooring, disabled access w.c. Electric roller shutter to front glazing. Occupied as a micro pub.

First Floor - comprises a self-contained tanning salon with reception and w.c. facilities. Occupied as Safe2Tan tanning salon.

Accommodation

	Sq M	Sq Ft
53 Oxford Street	79	850
55 Oxford Street	75.6	814
First Floor Salon	113.6	1,223
Total	154.6	1,664

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Planning

53 and 53-57 Oxford Street both fall under Class E (Business, Commerce & Services) of the Use Classes Order 1987 (as amended).

55 Oxford Street has consent for a micro pub

Tenure

Freehold subject to the existing tenancies.

53 Oxford Street is let for a term expiring 31/3.2033 at the current rental of £11,000 per annum rising to £13,000 per annum in March 2029

55 Oxford Street is let for a term expiring 17/3/2028 at a passing rental of £11,000 per annum

First floor over 53-57 Oxford Street is let until 24/3.2033 at the current rental of £9,000 per annum rising to £10,000 per annum from March 2029

Full lease details available on request.

Business Rates

The properties have the following Rateable Values:-

53 Oxford Street- £10,000
55 Oxford Street - £10,000
53-55 Oxford Street - £7,400

Price

Freehold offers invited in the region of £310,000 subject to the existing tenancies.

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have the following EPC's:

53 Oxford Street - B (47) - valid until 8th October 2028
55 Oxford Street - B (44) - valid until 8th October 2028
53-55 Oxford Street - First Floor - D (91) - valid until 8th October 2028

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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