

TOWN CENTRE OFFICE, TO LET

2D THOMAS HENRY HOUSE, 1-5 CHURCH STREET

Ripley, DE5 3BU



KEY FEATURES

- Rent: £750.00 per month
- 684 Sq Ft (63.54 Sq M)
- Former Health & Wellbeing space
- Highly prominent position
- Ripley Town Centre
- Onsite parking
- Suitable for a variety of uses STP
- Range of suites available, contact us for details

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LOCATION

Ripley is a busy market town located in the Amber Valley District of Derbyshire, located approximately 3.5 miles north east of Belper and 10 miles north of Derby.

The site is located in Ripley town centre giving excellent access to a broad range of town centre amenities and public transport facilities. The site benefits from excellent commuter links; the A610 which connects with Nottingham is situated 1 mile to the east, the A38 which connects with Derby is located 2 miles to the west and J28 of the M1 is situated 4 miles to the north.

DESCRIPTION

Easy in, easy out. Town Centre premises with on-site parking. Suitable for a range of uses STP. Ground floor suite. Two connected rooms currently fitted out with 3 changing rooms, WCs and shower. Shared kitchen facilities.

Externally there is a car park and two designated spaces.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
TOTAL	684	63.54

PLANNING

We believe the property has been used under E (Commercial, Business and Service) of the Town and Country Planning Use Class Order 2020 but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

All mains services with the exception of gas are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The property is currently listed as an office and premises on VOA.gov.uk.

Please check the valuation office website for any rates incentives. Subject to status you may qualify for 100% rates relief.

Rateable Value: £2,075

TENURE

The room available to let by way of a easy in, easy out licence. Minimum term of 1 year.

Rent includes: waste disposal (of general office waste only), maintenance (interior and exterior), cleaning of common areas.

Incoming tenants are to arrange their own telephone/broadband and are responsible for payment of any business rates (if applicable). A £100 annual insurance contribution is payable in addition to the monthly rent. Tenant to pay own electric use based on sub-meter readings.

RENT

The premises is available to rent for £750.00 per month.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

EPC

D(92)

VIEWING

Please contact us or visit www.omeeto.co.uk for full details. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

15-Sep-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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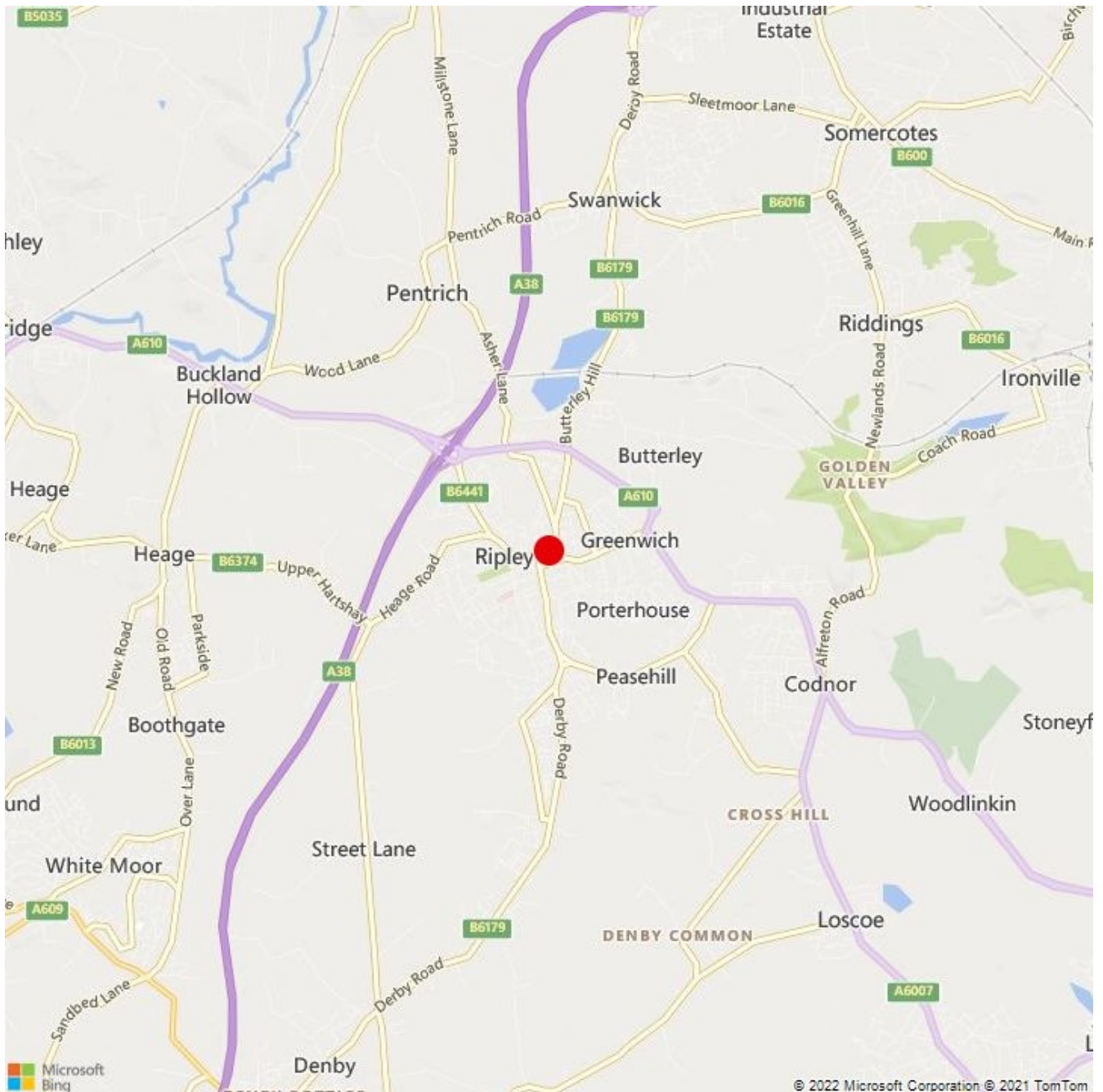
IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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