



ROB ALSTON
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**PRIME SHOP
UNIT
TO LET**



RIPLEY

34 OXFORD STREET, DERBYSHIRE, DE5 3AP.

LOCATION

Ripley is a busy Derbyshire market town with a resident population of approximately 21,000 and is located 9 miles north of Derby.

DESCRIPTION

The property comprises a ground floor retail unit with storage/ staff facilities at first floor level together with a small basement area.

The property is situated in a prime pedestrianized trading location adjoining **Jack Fulton**. Other nearby multiple retailers located in the town include **Costa**, **Card Factory**, **Greggs**, **Specsavers**, **Superdrug**, **Thomas Cook** etc.

Other multiples located in Ripley include **Boots**, **Peacocks** and **Wilko**.

ACCOMMODATION

Internal Width	19ft	5.79 m
Ground Floor Sales Area	1,139 sq ft	105.8 sq m
Ground Floor Store	125 sq ft	11.6 sq m
Basement Store	145 sq ft	13.5 sq m
First Floor Storage/Staff	670 sq ft	62.3 sq m

RENT

£20,000 per annum exclusive.

LEASE

The property is available on a new 10 year full repairing and insuring lease with a year 5 rent review.

RATES

Rateable Value (2017)	£17,500
Interested parties are advised to make their own enquiries regarding rates payable for 2018/19	

VIEWING

Strictly by appointment with **ROBERT ALSTON** (07768 650446).

EPC

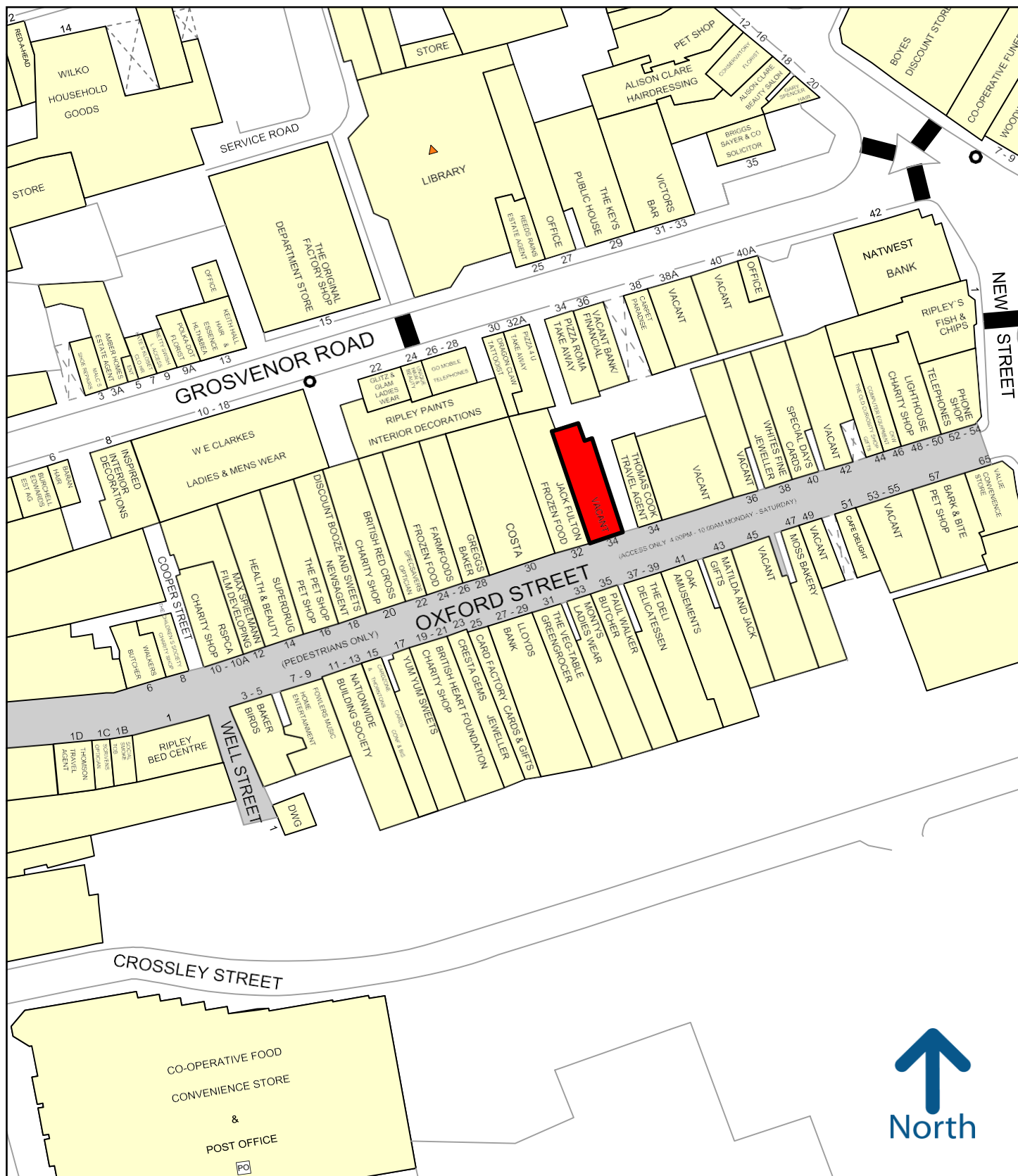
A copy of the Energy Performance Certificate is available on request

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