

OWNER OCCUPIER / INVESTMENT OPPORTUNITY

15 Grosvenor Road, Ripley, Derbyshire DE5 3JE



BUY!

PROMINENT RETAIL / INVESTMENT OPPORTUNITY IN BUSY MARKET TOWN LOCATION

- Ground floor clear space retail unit of 649 sq m (6,986 sq ft) plus first floor office & staff facilities
- Prominent roadside location
- Rear servicing / loading
- Suitable for a variety of uses (subject to planning)



LOCATION:

Ripley is a busy market town located in Derbyshire, approximately 3.5 miles northeast of Belper and 10 miles north of Derby city centre. The property is prominently located within the town and sits adjacent to Ripley's public library and within close proximity to national occupiers including Costa Coffee, Greggs, Birds Bakery and Card Factory.

Additionally, the property has easy access to the Church Street car park, situated to the rear of the property which is a pay and display car park.

DESCRIPTION:

The property comprises a ground floor, detached retail unit with prominent frontage.

Internally, the retail area is predominantly open plan in nature with rear stores and store loading via a roller shutter.

The first floor offers an office and staff facilities (kitchen and WC) in addition to a ventilation room.

Externally the property benefits from public customer parking to the rear, along with service loading for the property.

ACCOMMODATION:

DEMISE (GIA)	SQ M	SQ FT
Ground Floor Sales:	649	6,986
First Floor Office:	10.6	114
First Floor Kitchen:	16.8	181
TOTAL	676.4	7,281

In addition to the above there are WC's at ground and first floor levels.

TENURE:

Freehold with vacant possession.

PRICE:

The property is available to purchase at a price of:-

£550,000 Freehold

We are of the opinion that the property has an ERV of £55,000 per annum exclusive.

RATES:

Rateable Value: £53,000

PLANNING:

E: (Commercial, Business & Service)

The property is suitable for a variety of uses subject to any potential occupier obtaining the necessary planning consent.

VAT:

Vat is applicable to the purchase price.

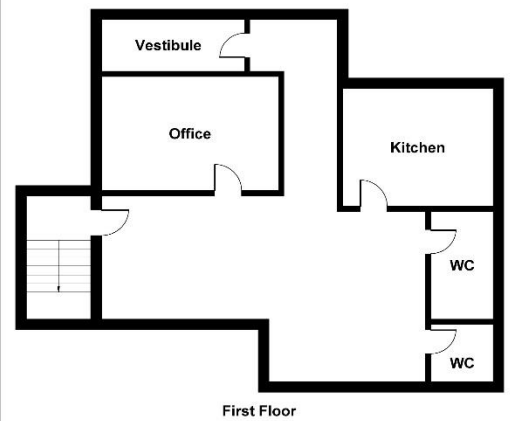
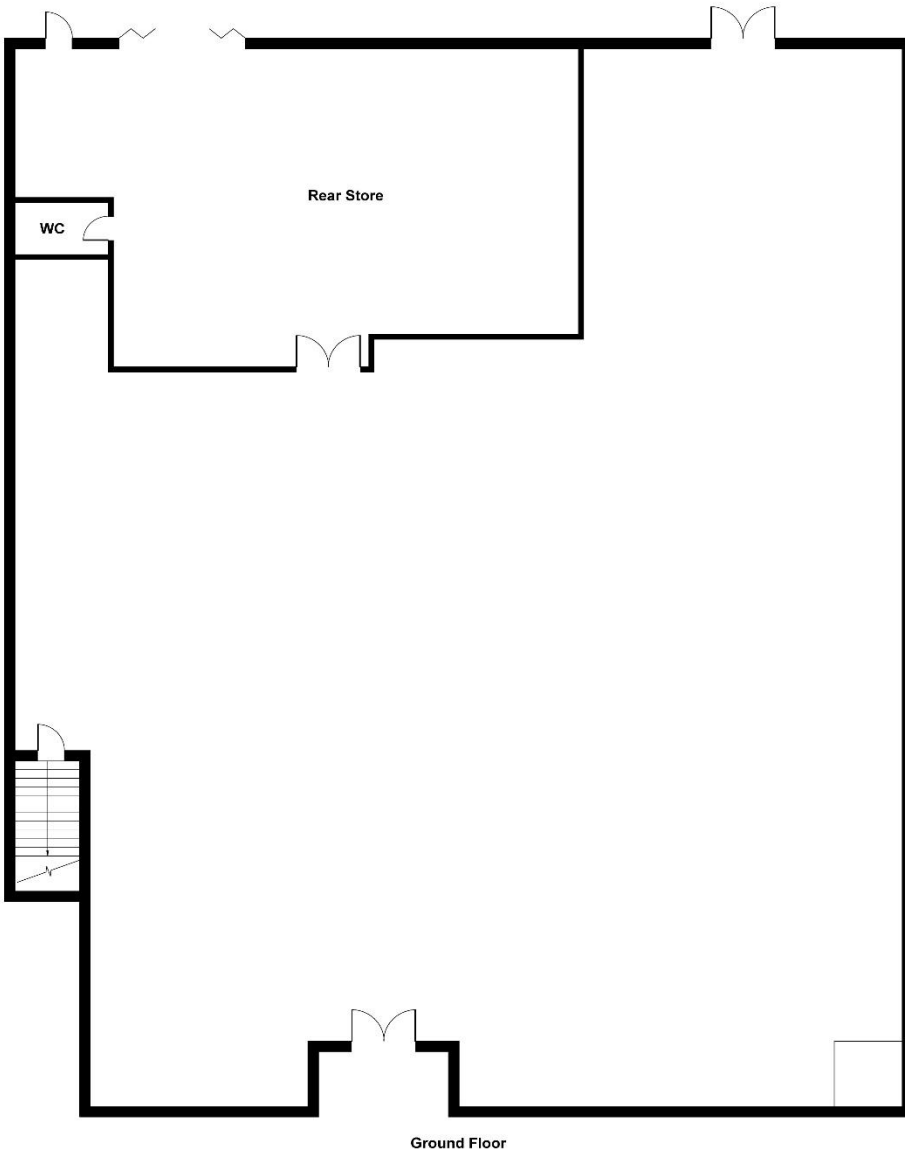
EPC:

An EPC has been commissioned.

**Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk
OR Jonathan Emmerson 0115 979 3490 jemmerson@heb.co.uk**

0115 950 6611

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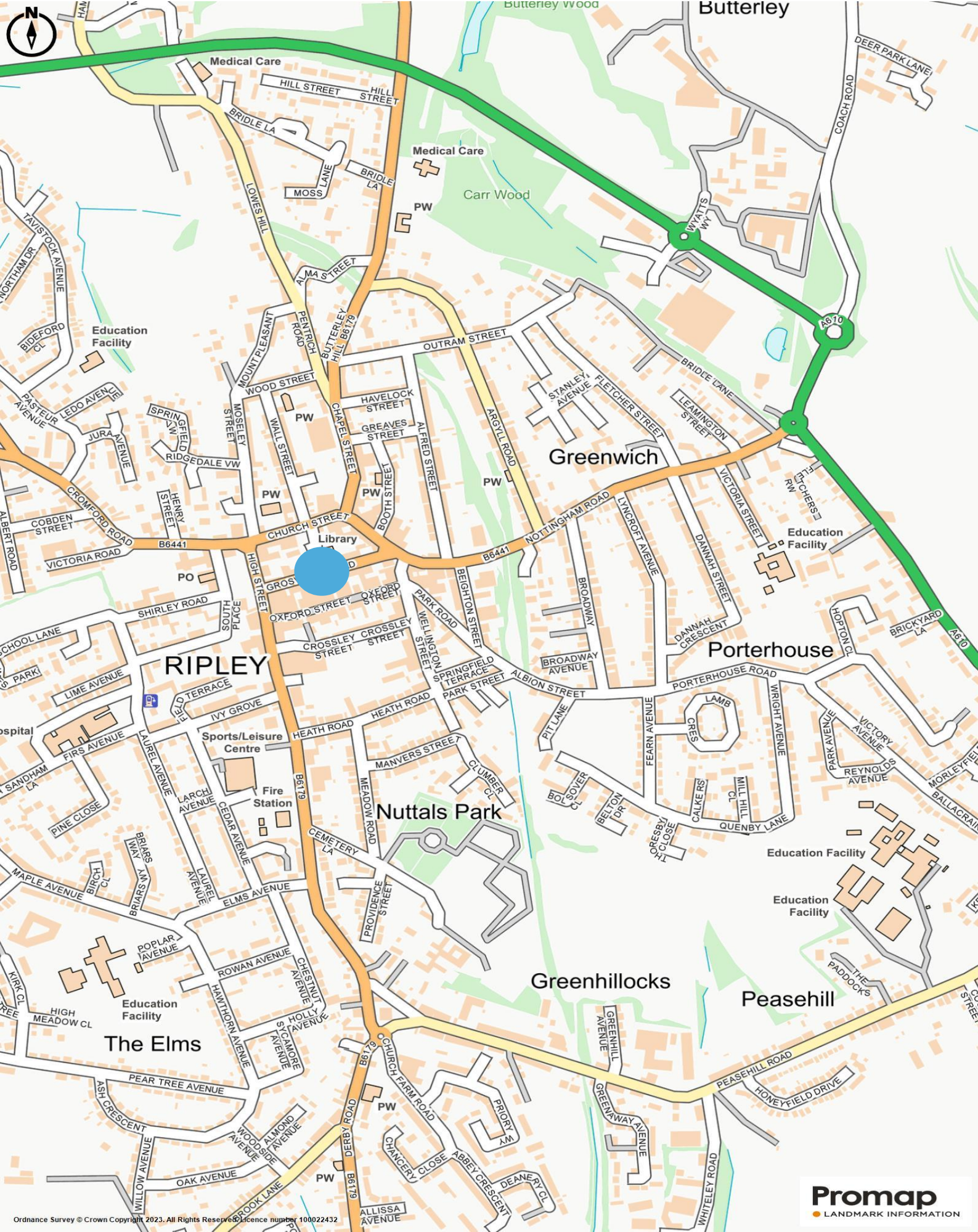
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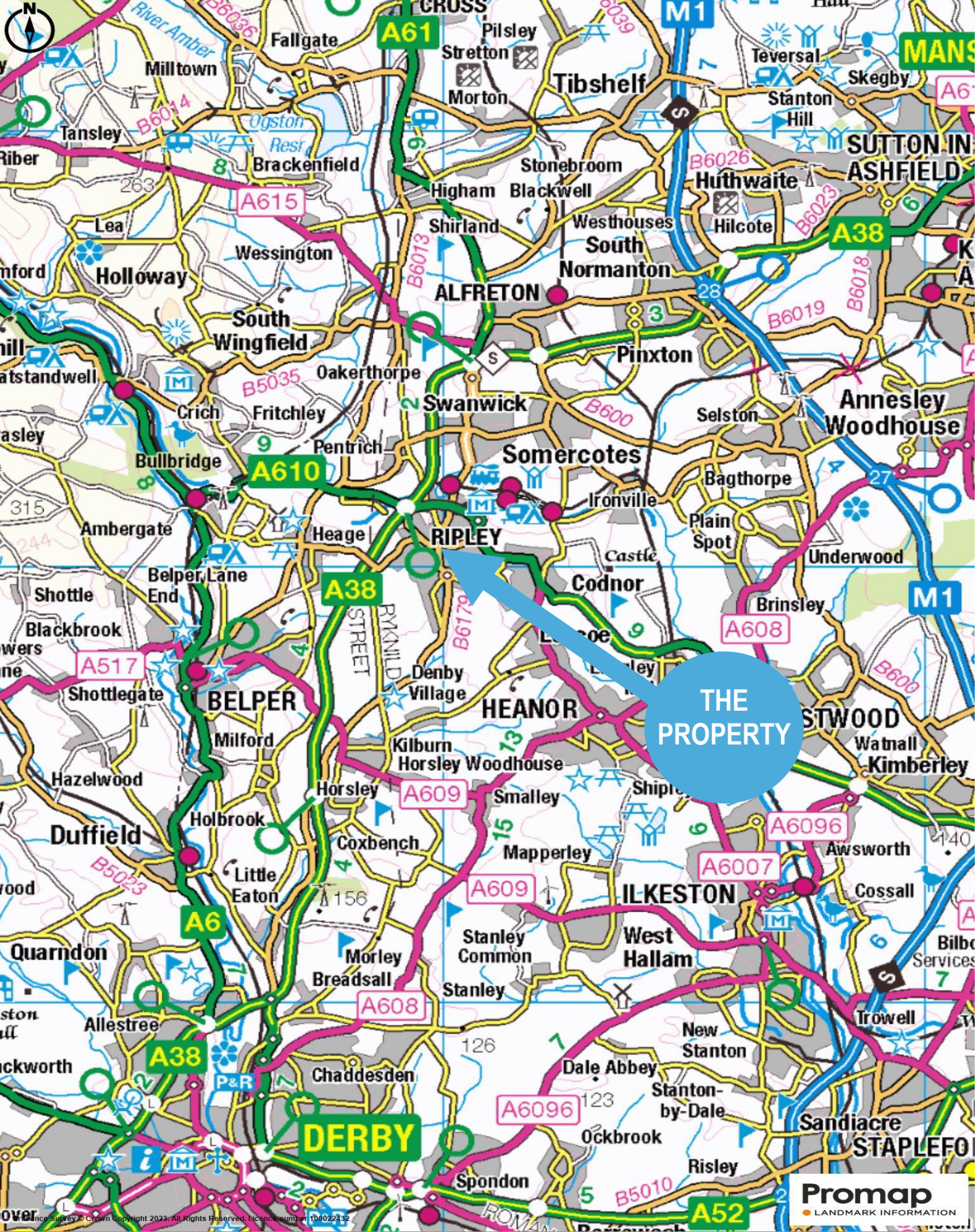


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LANDMARK INFORMATION

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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.