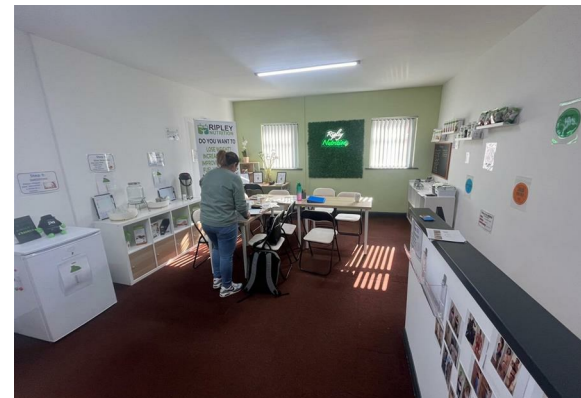


The Loft, 34A Oxford Street  
Ripley, Derbyshire, DE5 3AP

# TO LET

- Self-Contained Studio Office
- Town Centre Location
- Situated above Hays Travel with a Separate Ground Floor Entrance
- Suitable for a wide range of business uses
- Total Net Internal Floor Area 289 sq.ft. (26.84 sq.m.)
- Current EPC Rating D

## Asking Rent £230 Per Month



## LOCATION

The Loft is centrally situated in the town of Ripley, fronting Oxford Street above Hays Travel and near to Costa Coffee. The entrance is situated from a pedestrian thoroughfare between Oxford Street and Grosvenor Road.

## DESCRIPTION

A self-contained first floor studio office with its own ground floor entrance and separate kitchen and WC. Recently redecorated, the premises are suitable for a wide range of business uses falling within Use Class E, which includes offices, financial and professional services, retail, health and medical uses, and indoor sports/recreation.

## ACCOMMODATION

Ground Floor Entrance with stairs leading up to:

Office 250 sq.ft. (23.22 sq.m.)

Kitchen 39 sq.ft. (3.6 sq.m.)

Total Net Internal Floor Area 289sq.ft. (26.84 sq.m.)

## TERMS

To let on an effective Full Repairing & Insuring Lease for a term of three years (shorter terms may be considered) at a monthly rent of £230 (£2,760 per annum).

## RATEABLE VALUE

The rateable value is £1,725. This falls within the threshold for small business rate relief and, as such, qualifying tenants will not pay business rates.

## EPC

The EPC Rating is D. A full copy of the Energy Performance Certificate is available upon request.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the transaction. A standard short form of lease will be issued by the Landlord, which will obligate the tenant to keep the interior of the property in a good state of repair and decoration. There is no formal service charge for the building although should any repairs be required to the exterior, then the tenant will be responsible for paying a fair proportion calculated by reference to their floor area in relation to the whole proportion of the building.

The only cost, therefore, in addition to the rent, would be that of recharging the buildings insurance premium, which is presently in the region of £350 per annum.

## VAT

All rents and prices are quoted exclusive of VAT. The

landlords have elected to charge VAT, so VAT will be payable in addition to the rent and insurance premium.

## AGENTS DECLARATION

In accordance with the Estate Agents (Provision of Information) Regulations 1991, the Agent wishes to declare and make prospective tenants aware that the property is owned by an Partner of this firm. If any further information is required, please do not hesitate to contact the Agent's Office. We also recommend independent advice is sought if required.

## VIEWING

Strictly by appointment through the Sole Letting Agents:

Peter Clarke & Co

01789 415444 (option 5) or 01789 207125

## DISCLAIMER

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