



Unit A Albert Court, Peasehill Road, Ripley, Derbyshire DE5 3AQ

HYBRID WORKSHOP

- ▶ **4,325 sq ft (401.78 sq m)**
- ▶ **Hybrid unit providing workshop and office accommodation**
- ▶ **Fitted to a high standard**
- ▶ **On-site parking**

For enquiries and viewings please contact:



Debbie Thompson
07974 663063
dthompson@innes-england.com



Nick Hosking
07855 423458
nhosking@innes-england.com

Location

The property is located on Albert Close, a small courtyard development of hybrid business units situated on Peasehill Road, a key route through Ripley linking Derby Road and the A610 (Nottingham).

Ripley is a popular market town in East Derbyshire and is the administrative HQ for Amber Valley Borough Council and Derbyshire Constabulary.

Description

Semi-detached hybrid unit of steel portal frame construction with blockwork infill and brick elevations under a pitched tiled roof.

The ground floor has a large atrium style full height glazed entrance and reception area with feature staircase to the first floor and provides meeting room, office, kitchen and storage areas, along with an open plan workshop with concrete floor and roller shutter door of 3.52m wide by 3.88m high.

The mezzanine provides a range of offices, kitchen storage and w.c. accommodation.

The offices and public areas on ground and first floors are fitted to a high standard with laminate flooring, suspended ceilings with category 2 lighting and gas central heating in most areas.

There is a car parking to the side of the building.

Accommodation

| | Sq M | Sq Ft |
|--------------|--------------|--------------|
| Ground Floor | 222.9 | 2,399 |
| Mezzanine | 178.9 | 1,926 |
| Total | 401.8 | 4,325 |

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

Planning

We understand the premises falls under Class E (Business, Commerce and Services) of the Use Classes Order (as amended) although interested parties should clarify their own use direct with the local rating authority.

Tenure

The property is available freehold subject to the existing tenancy to Cooper Research Technology Limited for a term which will expire on the 1st May 2024. The lease is outside the protective provisions of the Landlord & Tenant Act 1954.

Business Rates

The property is currently listed as Workshop and Premises and has a rateable value of £19,750. This is not the rate you pay. The UBR for 2023/24 is 49.9%.

Source: VOA

Price

Freehold guide £400,000

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC has been requested and will be available on request.

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.

Date Produced: 08-Apr-2024



