



**12 14 & 14A Oxford Street, Ripley, Derbyshire DE5 3AL**

## Investment

- ▶ **Prime high street retail investment**
- ▶ **Let to Superdrug Stores Ltd at a passing rental of £45,000 per annum**
- ▶ **Part under-let and trading as Max Spielmann**
- ▶ **Excellent location in main pedestrianised shopping thoroughfare**

For enquiries and viewings please contact:



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## Location

Ripley is a popular active market town in the heart of the Amber Valley with excellent communication links across the region, being within close proximity to the A38 and A610.

Amber Valley Borough Council's town hall and the HQ for Derbyshire Constabulary are both located in Ripley

The property is located in a prime pitch on Oxford Street, the principle pedestrianised retailing thoroughfare in the heart of Ripley town centre. The nearby Market Place provides ample car parking and also houses the weekly open air markets on Friday and Saturdays.

## Description

Retail premises of traditional brick construction under a pitched tiled roof over the two-storey front section with a large single storey extension with a flat roof to the rear.

No 12 is occupied by Max Spielmann and comprises a self-contained ground floor lock-up retail unit.

No 14 & 14a is occupied by Superdrug Stores Plc and comprises a large ground floor retail store with an office and stock room, along with ancillary accommodation on the first floor, including kitchen and wc's.

## Accommodation

	Sq M	Sq Ft
Unit 2 12 Oxford Street	47.8	514
14 & 14A Oxford Street	334.8	3,604
<b>Total</b>	<b>382.6</b>	<b>4,118</b>

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

## Planning

The premises have Class A1 Retail consent under the Use Classes Order 1987.

## Tenure

The property is being sold freehold subject to the existing tenancies.

Superdrug Stores Plc have a lease over the whole of the premises for a term of 15 years from 11/5/2007 at the current passing rental of £45,000 per annum on full repairing and insuring terms.

For the year ended 31st December 2018 Superdrug Stores Plc had a turnover £1,283 billion, with operating profit of £94.2 million and had 806 trading stores. (Source: Companies House).

There is an under-lease on Unit 2, 12 Oxford Street to Photographic Retail 2008 Ltd t/a Max Spielmann.

Full details are available on request.

## Price

Freehold guide £490,000

## 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

The premises have an EPC assessment of: No 12 - D (77) and Nos 14-14a - C (57). A copy of the full EPC's are available on request.

## 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.

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