

27 – 29 Oxford Street | Ripley | Derbyshire | DE5 3AH

## Former bank premises with excellent frontage on Oxford Street, Ripley

Ground Floor Sales 148m<sup>2</sup>  
(1,593ft<sup>2</sup>)

- Prominent position on Oxford Street in Ripley town centre
- Suitable for a variety of uses under Use Class E including retail shop, café/restaurant, financial services, clinic and more
- Nearby operators include Costa Coffee, Superdrug, Specsavers and Birds Bakery
- Available June 2023
- Rent £14,000 per annum
- Freehold price £189,000



**TO LET/FOR SALE**



Location



Gallery



Contact



## Location

The property is situated on Oxford Street which is the prime retail pitch of Ripley Town Centre. Ripley is a busy town in the Amber Valley Borough of Derbyshire with a population of approximately 21,000 persons and serving a catchment of approximately 186,000. Ripley is approximately 10 miles north of Derby City Centre and 12 miles north-west of Nottingham City Centre.

Oxford Street is occupied by a number of major national retailers, as well as regional and independent operators including Costa Coffee, Superdrug, Birds Bakery, Nationwide Building Society, Specsavers, Fulton Foods, Greggs, Boots and Farm Foods.

## The Property

The premises is arranged over ground floor and first floors and is currently fitted as a former bank premises. The ground floor offers open plan accommodation with an office and the first floor offers offices, storage & staff room.

## Planning

It is understood the property falls within **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

## EPC

A copy of the Energy Performance Certificate Rating is available upon request.





## Accommodation

The property comprises the following net internal areas:

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	148	1,593
Ground floor stores	24	258
First floor stores	64	689
<b>Total</b>	<b>236</b>	<b>2,540</b>

## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Bank & Premises

Rateable Value (2023): £27,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves.

## Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

## Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.



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## Price

The premises are available with vacant possession for a sale price of:

**£189,000**

## Rent

The premises are available by way of a new lease at a rent of:

**£14,000 per annum**

## VAT

We confirm all figures quoted are exclusive of VAT which is payable at the prevailing rate.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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