

24 Oxford Street | Ripley | Derbyshire | DE5 3AL

# High quality retail unit in a prime location on Ripley's Oxford Street

122m<sup>2</sup> (1,309ft<sup>2</sup>)  
Ground Floor Sales

- 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, Greggs and Birds Bakery
- Due to relocation this property is available from July 2025 by way of an assignment or sublease
- Rent £20,000 per annum



TO LET



Location



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## 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 people. It is located 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, Greggs and Boots.

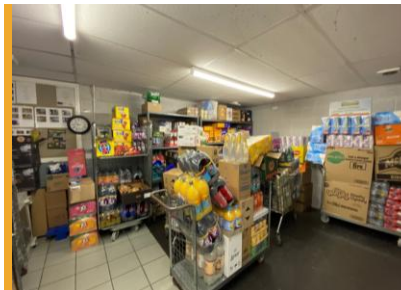
## The Property

The premises is arranged over ground floor and first floor. The ground floor offers open plan accommodation with sales to the front along with storage to the rear. The first floor accommodation is currently utilised as storage. There is also yard space behind of the property for loading/storage.

## Accommodation

The premises provide the following accommodation:

| Description           | m <sup>2</sup> | ft <sup>2</sup> |
|-----------------------|----------------|-----------------|
| Ground Floor Sales    | 122            | 1,309           |
| First Floor Ancillary | 69             | 747             |
| <b>Total</b>          | <b>191</b>     | <b>2,056</b>    |





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## Lease Terms

The property is available by way of an assignment or sublease. The property is currently let on a full repairing and insuring lease which expires on 7 November 2028.

## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, mixed use café/restaurant and bar, financial & professional services, office use, clinic, health centre, creche and gym.

This information is for guidance only and all parties should check themselves with the local planning authority.

## Business Rates

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

### Shop & Premises

Rateable Value (2023): £19,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable to 31/03/2026 (up to a total saving of £110,000 per business).

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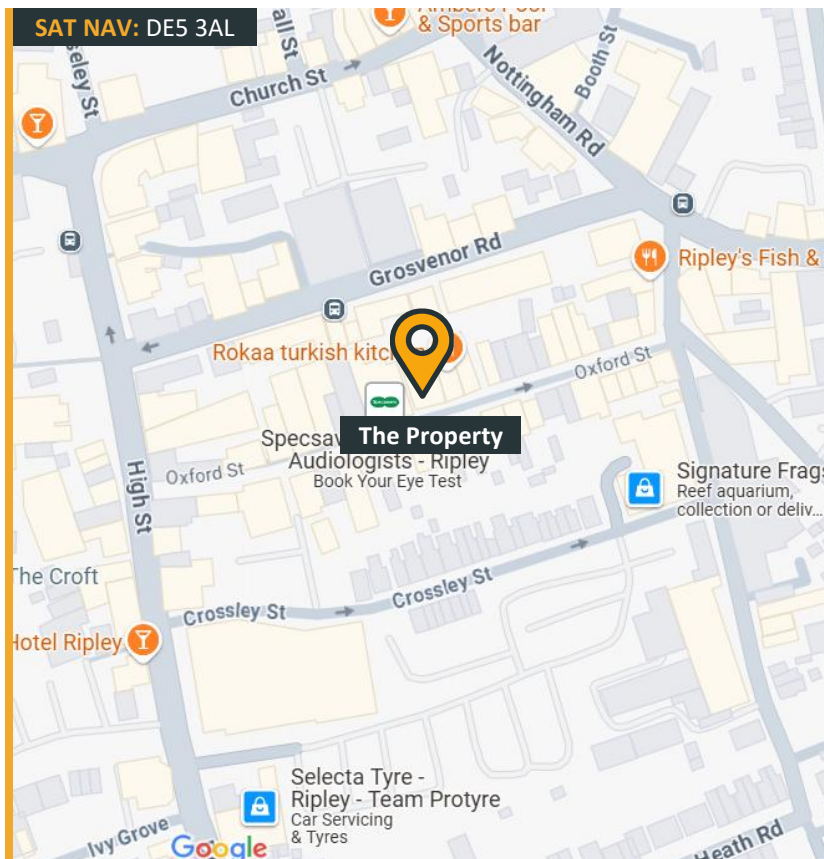
Location



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## Legal Costs

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

## EPC

The property has an EPC rating of B(49).

## Rent

The property is available at a passing rent of:

**£20,000 per annum exclusive**

## VAT

VAT is applicable 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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13/06/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.