

Victoria Place | Victoria Road | Ripley

Derbyshire | DE5 3FW

Ground Floor Space - Potential for Light Warehouse, Distribution and Assembly - To Let

3,067.50FT² (284.98M²)



- **Ground Floor Space Has Potential for Light Warehouse, Distribution and Assembly (Subject to relevant planning consent)**
- **Parking**

**CPA**
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0115 697 8888

Castledine House
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Derbyshire
DE7 8DY



Location

Ripley is a busy market town with excellent dual carriageway links to the surrounding towns and cities, including Derby, Nottingham, Mansfield, Alfreton, Chesterfield, Belper and Heanor. A thriving location with fibre optic broadband enabled and a growing local tourist economy.

Description

Ground floor space suitable for light warehouse, distribution and assembly. (subject to relevant planning consent).

Accommodation

Warehouse 3,067.5 ft² 284.98 m²
The above floor areas are measured on an approximate gross internal basis.

Terms

A full repairing and insuring lease. Terms to be agreed.

Price

Negotiable Stepped rent over 5 years:

- Year 1 - £10,000 per annum
- Year 2 - £12,000 per annum
- Year 3 - £14,000 per annum
- Year 4 - £16,000 per annum
- Year 5 - £18,000 per annum

VAT

TBC

Business Rates

The accommodation has a rateable value of £10,000 as of 2017. (From 1 April 2017 the government has said it will: Permanently double Small Business Rate Relief (SBRR) from 50 per cent to 100 per cent and increase the thresholds to benefit a greater number of businesses. Businesses with a property with a rateable value of £12,000 and below will receive 100 per cent relief)

Legal Costs

Each party shall be responsible for their own legal costs.

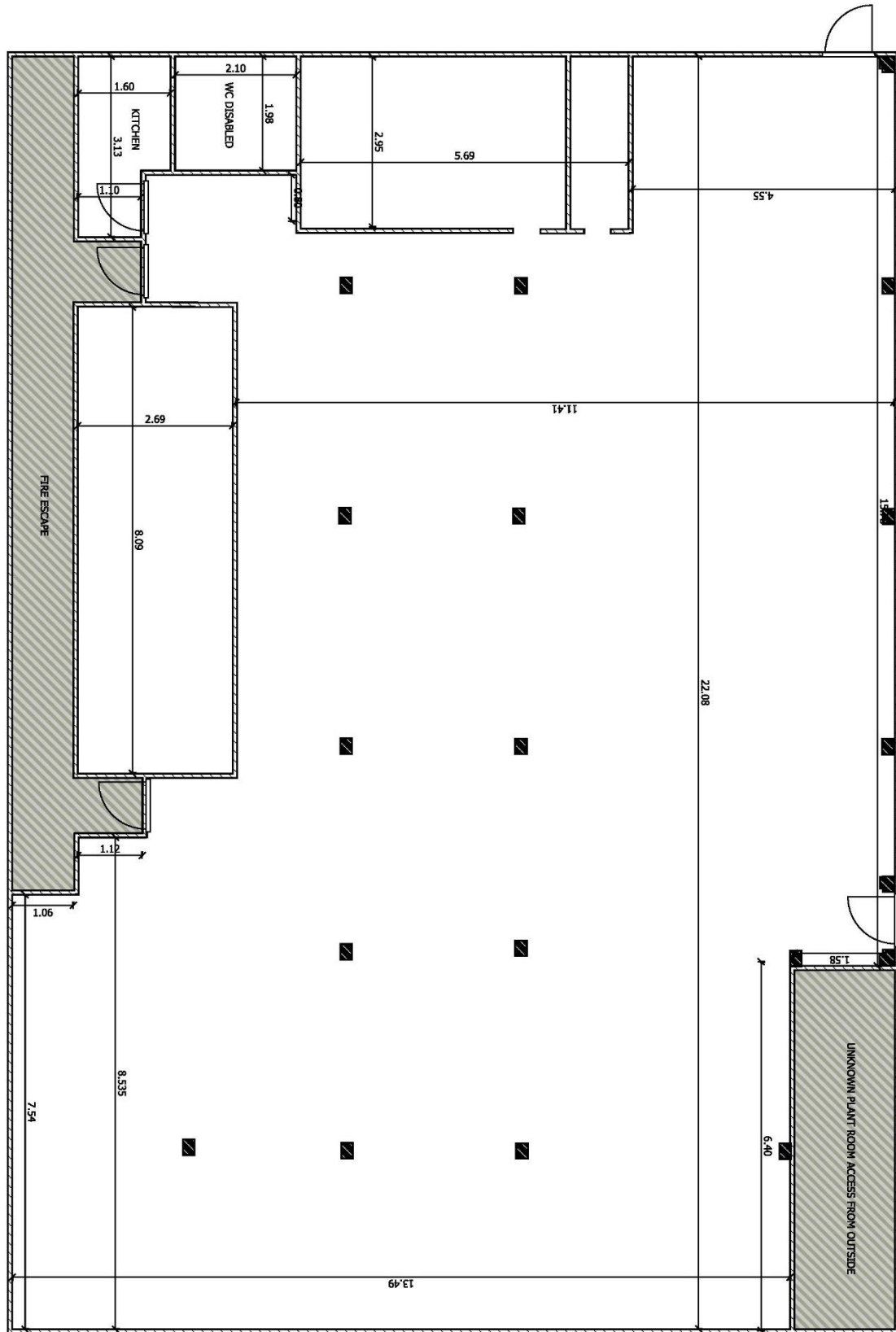
EPC

An EPC is not currently available.

Viewings

Strictly by appointment.

Floor Plan





For further information or to arrange to view please contact:

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