



TO LET
Commercial Unit Of
1719 sqft Plus Car Parking
DB
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COMMERCIAL
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3-5, Grosvenor Road, Ripley, Derbyshire, DE5 3JE

3,396 Sq Ft | 315.49 Sq M

DB

DAVID BROWN

COMMERCIAL





Location

Ripley is a popular Derbyshire market town situated approximately 12 miles to the north of the city of Derby and 15 miles north west of Nottingham, at the junction of the A38 and A610 roads. The A38 provides a connection to the M1 Motorway at Junction 28. The town has a large retail centre focused around Oxford Street, High Street / Market Place, Church Street and Grosvenor Road.

The Subject property is situated on the north side of Grosvenor Road.

Description

The property comprises a substantial mixed use property of brick elevations beneath a pitched tiled roof.

No.3 comprises a ground floor tattoo studio with open plan retail sales to the front, treatment rooms, kitchen and WC to the rear. There is a basement suitable for storage.

No.3a comprises a locksmiths with open plan retail sales to the front and a kitchenette and WC facilities to the rear.

No.5 comprises a first floor office with a self-contained ground floor entrance off Grosvenor Road.

The office / workshop to the rear is two storey of brick construction beneath a flat roof.

Accommodation

We have measured the property according to Net Internal Area (NIA):

Description	Sq Ft	Sq M
1	1,118	103.86
3	751	69.77
3a	412	38.27
5	1,115	103.58
TOTAL	3,396	315.49

Tenure

Freehold - subject to existing tenancies.

Services

It is understood that all mains services are connected to the property.

Planning

Use Class E and Tattoo Studio (Sui Generis).

VAT

Not applicable.

Lease Terms

3 Grosvenor Road is let to an individual trading as Abracadabra tattoos for a term of 5 years from August 2024 therefore expiring August 2029. The lease is drawn upon full repairing and insuring terms and the rent passing is £8,200.

3a Grosvenor Road is let to an individual for a nail bar for a term of 10 years with a 5 year break clause from April 2026 therefore expiring April 2036. The lease is drawn upon a full repairing and insuring terms and the rent passing is £7,500.

5 Grosvenor Road is let to an individual trading as Face to Face Financial Solutions for a term of 5 years from 2025 therefore expiring 2030. The lease is drawn upon full repairing and insuring terms and the rent passing is £8,000.

The office / workshop is let to an individual for a term of 5 years with a 1 and 3 year break clause from November 2025 therefore expiring November 2030. The lease is drawn upon full repairing and insuring terms and the rent passing is £6,600.

EPC

3 Grosvenor Road - E (112) expired.

3a Grosvenor Road - C (68) valid until November 2035.

5 Grosvenor Road - B (38) valid until August 2034.

The Stores - C (66) valid until October 2034.

Insurance

The landlord insures the buildings and the tenants are responsible for reimbursing a proportion of the costs annually.

Legal Costs

Each party is to be responsible for their own legal costs associated with this transaction.

