

FOR SALE / TO LET

**14-16 CHURCH STREET
RIPLEY
DERBYSHIRE**



**PROMINENT RETAIL UNIT
GROUND FLOOR SALES: 3,439 SQ FT (319.5 SQ M)**

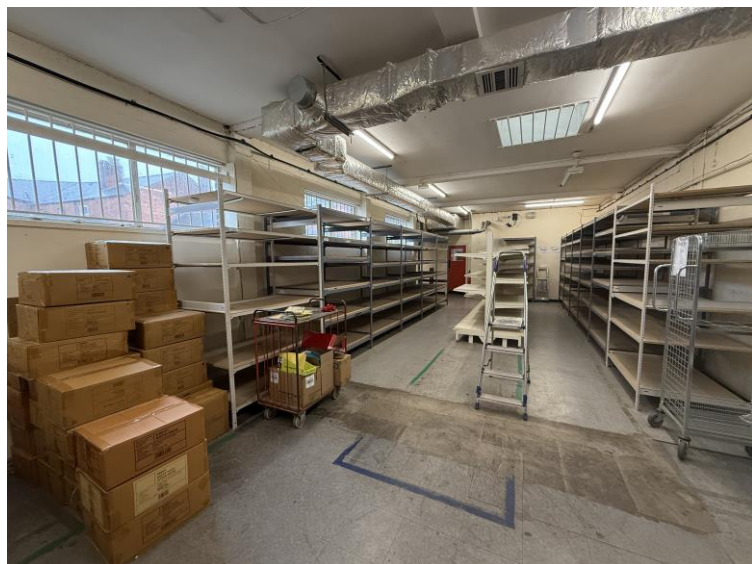
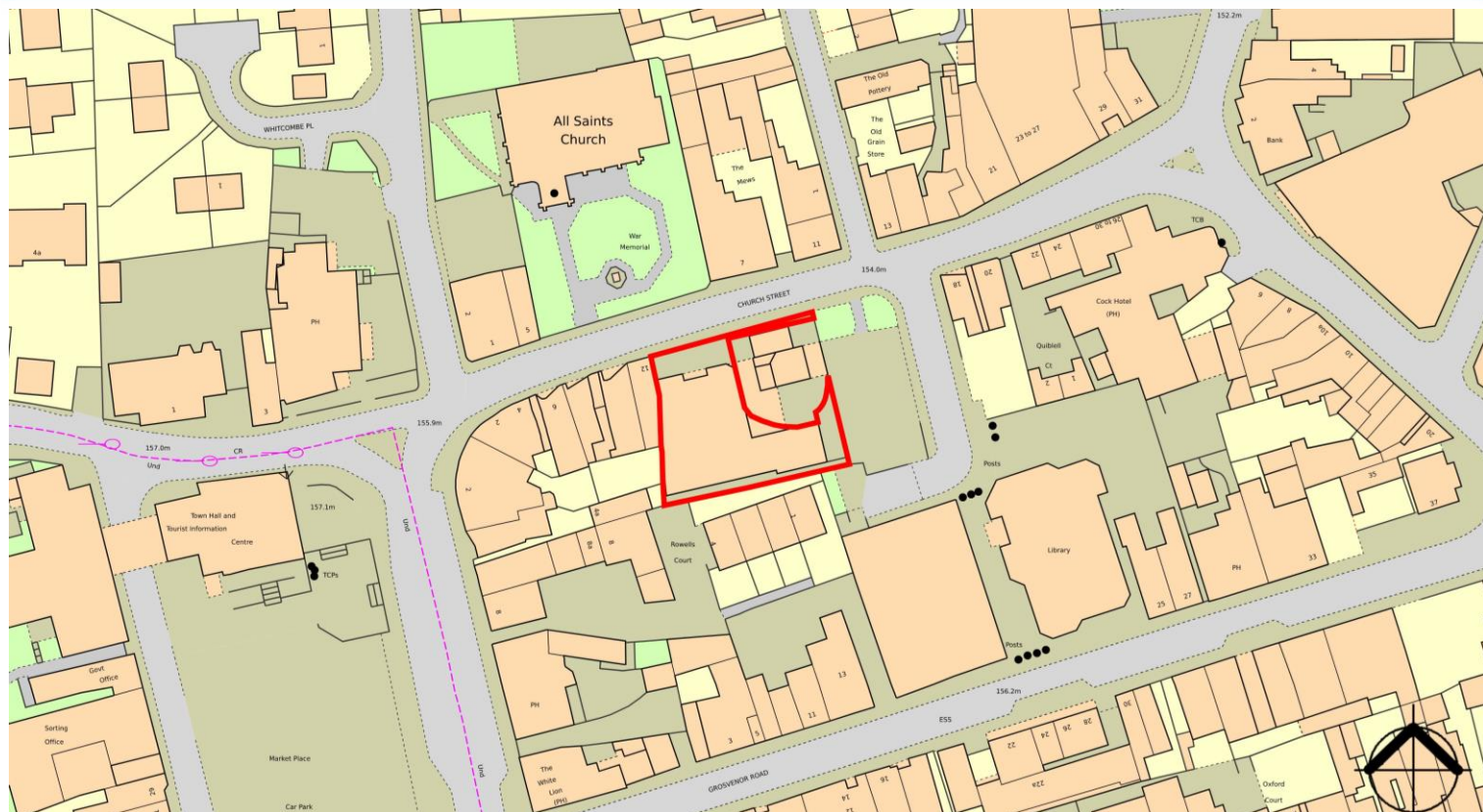
**PROMINENT RETAIL UNIT FORMERLY OCCUPIED BY POUNDLAND
SERVICING AND LOADING FACILITIES TO SIDE
COMBINATION OF NATIONAL AND LOCAL RETAILERS NEARBY
ANCILLARY ACCOMMODATION TO THE FIRST FLOOR
SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)**

SAT NAV: DE5 3BU

Property Particulars

**Geo
Hallam &
Sons**

**0115 958 0301
www.geohallam.co.uk**



LOCATION

Ripley is a busy market town located in the Amber Valley Borough of Derbyshire and has a population of approximately 21,000 people and serving a catchment of approximately 186,000 people. Ripley is situated 10 miles north of Derby city centre and 12 miles north-west of Nottingham city centre.

The subject premises occupy a prominent location on the southern side of Church Street in the heart of Ripley, benefitting from high visibility and along the towns one-way system.

Ripley is home to a number national, regional and local operators including Lidl, Costa Coffee, Superdrug, Greggs, Birds Bakery, Boots and Specsavers.

The Church Street pay and display car park is located immediately to the east of the property.

DESCRIPTION

The premises comprise a retail unit with accommodation across ground and first floors. It has a prominent wide shop front facing Church Street and provides a large open plan retail unit at ground floor benefitting from; tiled floors, painted and plastered walls, suspended ceilings incorporating lighting with a floor to ceiling height of 3.5m.

To the rear of the ground floor is ancillary storage accessed by way of a service road immediately to the east of the property access by way of a roller shutter door.

The first floor provides a combination of storage, (accessed by way of a goods lift) offices, staff breakout rooms, along with male and female WC facilities.

ACCOMMODATION

The property has the following Net Internal Areas in accordance with the RICS Code of Measuring Practice:

Description	sq m	sq ft
Ground Floor – Retail Area	319.5	3,439
Ground Floor - Stores	71.7	772
First Floor - Stores	96.2	1,035
First Floor - Ancillary	33.8	364
Total	517.8	5,573

TERMS OF DISPOSAL

The premises are available immediately by way of a new fully repairing and insuring lease for a term of years to be agreed.

Consideration will also be given to a sale for the freehold interest in the subject premises.

QUOTING TERMS

Leasehold - **£27,500 per annum exclusive**
Freehold – **offers in the region of £300,000**

BUSINESS RATES

From enquiries made of the VOA website we understand that the property is currently assessed as follows:

Local Authority: Amber Valley District Council
Description: Shop & Premises
Rateable Value: £33,750

A Rates Appeal is due to be lodged with the Valuation Office Agency.

SERVICES

It is understood that mains water and electricity are available and connected to the premises.

PLANNING

From enquiries made of Amber Valley District Council it is understood that the property currently has the benefit of a Class E Consent.

Alternative uses may be permitted, although interested parties are advised to make their own enquiries of Amber Valley District Council's Planning Department in respect of their proposed use.

VAT

We are advised that VAT will not be applicable on the rent / purchase price.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy performance Asset Rating of E (114).

LEGAL COSTS

Each party will be responsible for their own legal costs involved in this transaction.

VIEWING

Strictly by appointment with the sole agents Geo Hallam and Sons:

Contact: Giles Davis
Direct Tel: 0115 958 0301
Email: giles@geohallam.co.uk

October 2025

**Geo
Hallam &
Sons**

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