

Ripley

Godkin House

2 Park Road

Derbyshire

DE5 3EF

- **Freehold Office Investment**
 - Comprises 1,872.5 sq m (20,156 sq ft) of accommodation over three floors
 - Majority let to Derbyshire County Council until 2023
 - Town centre location
 - Rent Reviews from 2018
 - Total Current Rents Reserved
- £183,566.33 pa**

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Tenure
Freehold.

Location

Ripley is a town located in the Amber Valley Borough of Derbyshire 11 miles to the north-east of Derby, 13 miles to the north-west of Nottingham and 13 miles to the south-west of Mansfield. The town has excellent road communications, with the A38 dual carriageway and the A610 providing direct access to junctions 27 and 26 of the M1 Motorway, 7 miles to the north-east and 9 miles to the south-east respectively. The property is situated at the junction of Park Road and Wellington Street, in the heart of the town centre. The Co-operative supermarket car park is opposite the property, whilst the main retail thoroughfare of Oxford Street is a short distance to the west.

Description

The property is arranged on ground, first and part second floors to provide office accommodation. Each demise benefits from its own secure entrance and there are no communal areas. The property also benefits from 12 parking spaces plus an open, surfaced car park, all of which is demised to respective tenants.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

| No. | Present Lessee | Accommodation | | | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|-----------------------------|---|---------------|----------------------|-----------------------|--|------------------------|------------------------------|
| Front plus car parking area | The Derbyshire County Council (1) | Ground Floor | 520.30 sq m | (5,601 sq ft) | 15 years from 25.03.2008 Outstanding rent review 2016 Tenant break option March 2016 NOT exercised | £145,000 p.a. | 2016 Rent Review Outstanding |
| | | First Floor | 811.20 sq m | (8,732 sq ft) | | | |
| | | Second Floor | 174.30 sq m | (1,876 sq ft) | | | |
| | | Subtotal | 1,505.80 sq m | (16,209 sq ft) | | | |
| Rear plus car parking area | Derbyshire Coalition for Inclusive Living (2) | Ground Floor | 366.70 sq m | (3,947 sq ft) | 15 years from 25.03.2008 Rent review every 5th year (3) | £38,566.33 p.a. | Rent Review 2018 |
| | | Total | 1,872.50 sq m | (20,156 sq ft) | Total £183,566.33 p.a. | | |

(1) Website Address: www.derbyshire.gov.uk

(2) Website Address: www.dcil.org.uk

(3) There is a tenant option to determine the lease on 25th March 2018.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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