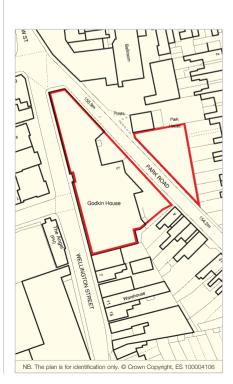
Ripley Godkin House 2 Park Road Derbyshire DE5 3EF

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





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.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

is a short distance to the west.				For E	or 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 First Floor Second Floor Subtotal	520.30 sq m 811.20 sq m 174.30 sq m 1,505.80 sq m		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
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
(1) Website Address: www.derbyshire.gov.uk (2) Website Address: www.dcil.org.uk (3) There is a tenant option to determine the lease of		Total on 25th March 2018.	1,872.50 sq m	(20,156 sq ft)	Total	£183,566.3	33 p.a.

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

Seller's Solicitor J Hodgson Esq, Butcher & Barlow. Tel: 0161 764 4062 e-mail: jhodgson@butcher-barlow.co.uk Joint Auctioneer T Sharples Esq, Ridley Thaw. Tel: 0161 669 4000 e-mail: t.sharples@rtllp.co.uk





