



# **Tenure**

Freehold.

#### Location

Ripley is a prosperous Derbyshire market town with a population of some 9,000 located approximately 11 miles north of Derby and 14 miles north-west of Nottingham. The main A38 trunk road passes to the west of the town which provides easy access to Junction 28 of the M1 motorway to the north-east.

The property is situated on the eastern side of High Street immediately to the north of its junction with the pedestrianised Oxford Street. Occupiers close by include Barclays Bank (adjacent), Co-Operative Food, Superdrug, Optical Express, Greggs, Farmfoods and Yorkshire and Lloyds TSB banks.

### **Description**

The property is arranged on ground and one upper floor to provide a ground floor shop unit with ancillary staff/storage on the first floor above. The property benefits from a goods lift.

The property provides the following accommodation and dimensions:

Gross Frontage	10.95 m	(35' 11")
Net Frontage	8.75 m	(28' 8")
Shop & Built Depth	40.00 m	(131' 3")
Ground Floor	448.80 sq m	(4,831 sq ft)
First Floor	358.30 sq m	(3,857 sq ft)

#### Tenancy

The entire property is at present let to BOOTS UK LTD for a term of 10 years from 25th December 2006 at a current rent of £55,000 per annum, exclusive of rates. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

# **Tenant Information**

No. of Branches: 2,600.

Boots is the UK's leading pharmacy-led health and beauty retailer. (Source: www.boots-uk.com)

For the year ended 31st March 2012, BOOTS UK LTD reported a turnover of  $\pounds 6.35$ bn, a pre-tax profit of  $\pounds 240$ m, shareholders' funds of  $\pounds 982$ m and a net worth of  $\pounds 234$ m. (Source: riskdisk.com 18.04.2013)

#### VAT

VAT is not applicable to this lot.

#### **Documents**

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

# **Energy Performance Certificate**

EPC Rating 80 Band D (Copy available on website).

# Ripley 3 High Street Derbyshire DE5 3AA

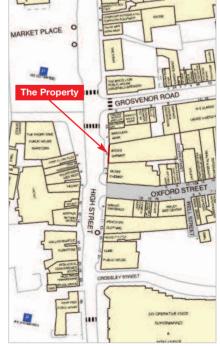
- Freehold Shop Investment
- Let to Boots UK Ltd
- Prominent town centre position
- No VAT applicable
- Reversion 2016
- Current Rent Reserved

# £55,000 pa

By Order of the Executors

SIX WEEK COMPLETION AVAILABLE





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 T Foottit Esq, Roythornes LLP. Tel: (01775) 842524 Fax: (01775) 725736 e-mail: tomfoottit@roythornes.co.uk

Joint Auctioneer P Banks FRICS, Banks Long & Co. Tel: (01522) 844515 Fax: (01525) 544522 e-mail: peter.banks@bankslong.co.uk

