

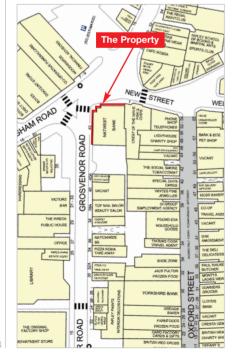
**Ripley** 22 Nottingham Road Derbyshire DE5 3DG

- Attractive Freehold Bank
  Investment and Residential
- Bank let to National Westminster Bank
  plc
- Bank lease expires 2028 (no breaks)
- Minimum increase in bank rent 2021
- 2 vacant flats
- Total Current Rents Reserved

# £9,679 pa plus Vacant Possession of 2 Flats

RESERVE NOT TO EXCEED £225,000 WILL NOT BE SOLD PRIOR TO AUCTION







#### **Tenure** Freehold.

#### Location

Ripley, with a population of some 20,800, is located in the Amber Valley Borough of Derbyshire approximately 8 miles north of Derby and 10 miles south-west of Mansfield. It is easily accessible with the A38 and A610 providing access with the M1 just a short drive away.

The property occupies a prominent location fronting on to Nottingham Road which is the main road running through the town centre. It sits on the edge of the prime retail pitch opposite a pay and display parking area. Nearby occupiers include Nationwide, The Original Factory Shop, Co-operative Funeral Care, Greggs, Lloyds Bank and Farmfoods.

## Description

This prominent property is arranged on basement, ground and two upper floors to provide a ground floor banking hall with ancillary accommodation in the basement. The basement is accessed via a trap door only. The upper floors provide 4 self-contained flats, three of which are accessed via Grosvenor Road and the fourth from the rear of the building. The property benefits from gated parking to the rear for 8 car spaces shared between the bank and the flats which have an allocated space each.

# 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**

Bank EPC Rating 65 Band C (Copy available on website). Flats EPC Ratings 55-58 Band D (Copies available on website).

## Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 26th November by emailing: viewings@allsop.co.uk. Photo ID will be required on the day. In the subject box of your email please ensure that you enter **'Lot 90 Ripley'.** 

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement, Ground	National Westminster Bank plc (1)	Gross Frontage (Nottingham Road) 15.7 m (51' 6 Basement 19.7 sq m (212 sq Ground Floor 163.1 sq m (1,756 sq 1	) Rent review in 2021 to the higher of OMV or	£9,179 p.a.	Rent Review 2021 to a minimum of £9,523.31 p.a.
Flat 1	Vacant	Flat			
Flat 2	Vacant	Flat			
Flat 3	Individual	Flat	125 years from 14.08.2014 Fixed increases every 25th year	£250 p.a.	Rent Rises 2039 to £500 p.a.
Flat 4	Two Individuals	Flat	125 years from 19.02.2013 Fixed increases every 25th year	£250 p.a.	Rent Rises 2038 to £500 p.a.
(1) National Westminster Bank plc is a wholly owned subsidiary of Royal Bank of Scotland plc who have a market capitalisation of £43bn and are 81% owned by HM Government. <b>Total £9,679 p.a.</b>					

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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