



# INVESTMENT SALE



**Freehold Mixed-Use Investment Opportunity**

Jubilee House, Nottingham Road, Ripley, Derbyshire DE5 3DJ

OFFERS BASED ON:

**£1,295,000**

# KEY FEATURES

Substantial mixed use town centre investment.

2 commercial units & 14 self-contained flats above.

Tenants include United Carpets (Property) Limited.

Fully let producing £108,000 per annum equating to a net initial yield of 7.87%.

Asset management potential.

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**FREEHOLD - OFFERS BASED ON £1,295,000**



## LOCATION

Ripley is a popular active market town in the heart of the Amber Valley with excellent communication links across the region, being within close proximity to the A38 and A610. Amber Valley Borough Council's town hall and the HQ for Derbyshire Constabulary are both located in Ripley.

The property is located in the heart of the town centre and the nearby Market Place provides ample parking and also houses weekly open air markets on Friday and Saturday.

## DESCRIPTION

Jubilee house is a substantial mixed use property comprising two ground floor commercial units with 14 self-contained apartments above. The property occupies a prominent position, nearby occupiers include HSBC (next door), Lidl, Wetherspoon and Costa Coffee. A new fibre glass roof was installed in 2023 with the benefit of a 10 year warranty.

## ACCOMMODATION

1A Nottingham Road – Occupied by Foundry Gym and extending to 3,896 sq. ft. The Foundry Gym has been trading since 2014 and have carried out a comprehensive refurbishment of the premises.

1 Nottingham Road – Occupied by United Carpets (Property) Limited and extending to 4,947 sq. ft.

Upper floors – A total of 14 self-contained apartments comprising 9 x 1 bedroom, 3 x 2 bedroom apartments and 2 x studio apartments - all let on AST's.

## TENANCY

Property	Tenant	Lease Start	Lease Expiry	Passing Rent (PA)
1a Nottingham Rd	Foundry Gym	11/08/2017	05/01/2024	£15,000*
1 Nottingham Rd	United Carpets	27/03/2021	26/03/2026	£18,000
14 Upper floor apartments	AST'S	-	-	£75,000
<b>TOTAL</b>	-	-	-	<b>£108,000</b>

\*Tenant holding over



## PRICE

Offers based on £1,250,000 are sought for the Freehold.

## TENURE

Freehold – Subject to the existing tenancies.

## EPC

Available on request.

## VALUE ADDED TAX

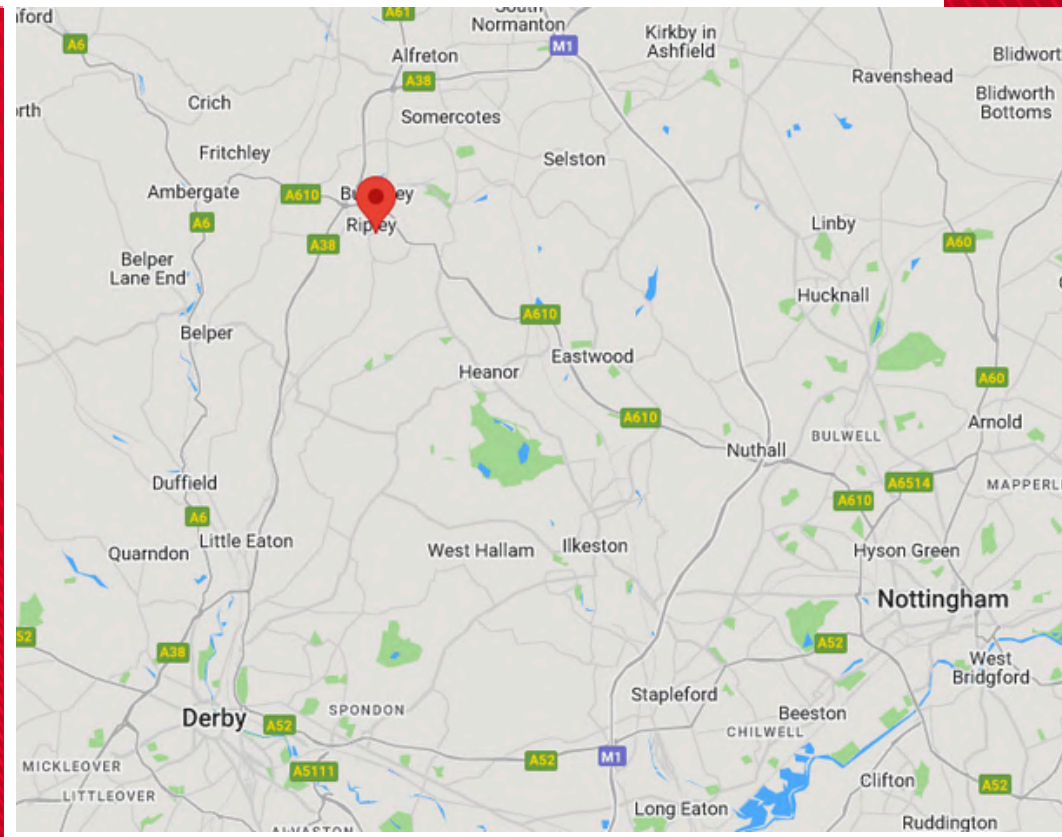
We are advised that VAT is applicable to the purchase price, although the sale is likely to be treated as a TOGC.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

## LEGAL COSTS

Each party are to responsible for their own legal costs that may be incurred in this transaction.



# CONTACTS

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