



# FOR SALE



**Town Centre Retail Investment Opportunity**

1 Nottingham Road, Ripley, Derbyshire, DE5 3DJ

GUIDE PRICE:

**£195,000**



# KEY FEATURES

- Prominent town centre location
- Substantial corner unit extending to 4,947 sq. ft.
- Fully let to United Carpets (Property) Limited.
- Passing rent - £18,000 per annum
- Long standing tenant

---

GUIDE PRICE:

**£195,000**

equating to a net initial yield of 9.03%, after usual purchaser's costs.





## 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 a Friday and Saturday.

## DESCRIPTION

The property comprises a prominent ground floor corner unit at the junction of Nottingham Road and Booth Street. The property extends to 4,947 sq. ft. (459.75 sq m) and nearby occupiers include HSBC, Lidl, Wetherspoon and Costa Coffee. The property sits within Jubilee House which benefited from a new fibre glass roof was installed in 2023 with the benefit of a 10 year warranty.

The property is occupied by United Carpets and Beds and is fitted out to their usual corporate style

## ACCOMMODATION

- Ground Floor – 4,947 sq. ft.





## TENURE

Long leasehold. A new 999 year lease will be granted upon completion, at a peppercorn ground rent, subject to the occupational tenancy

## TENANCIES

The property is let in its entirety to United Carpets ( property) Ltd, trading as United Carpets & Beds for a term of 5 years from 27/03/2021 to 26/03/2026. The passing rent is £18,000 per annum and a copy of the lease is available upon request.

## Tenant Profile

United Carpets and Beds is the UK's largest franchised flooring and bed retailer. Family owned and run until its public offering in 2005, they currently have 57 stores operating across the UK.

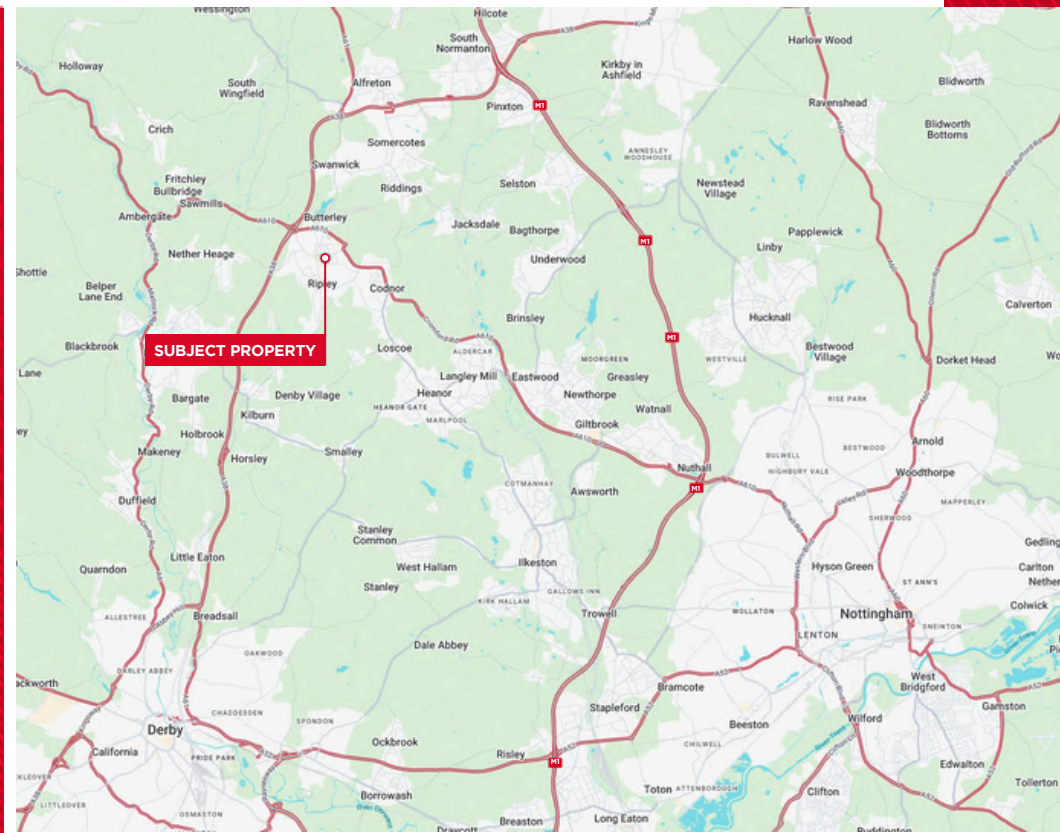
See [www.unitedcarpetsandbeds.com](http://www.unitedcarpetsandbeds.com)

## VAT

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

## SERVICE CHARGE

There is a variable service charge payable as a proportionate contribution to management of common areas.





## PRICE

Offers based on £195,000 are sought for the long leasehold interest, equating to a net initial yield of 9.03% after usual purchaser's costs.

## EPC

Available on request.

## LEGAL COSTS

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

## 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.







# CONTACTS

**James Mattin**

0121 524 1172

[jmattin@bondwolfe.com](mailto:jmattin@bondwolfe.com)

**Birmingham Office**

0121 312 1212

[auctions@bondwolfe.com](mailto:auctions@bondwolfe.com)



Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.