



Part-Let Investment with Development Potential

RIDLEYTHAW

Godkin House, 2 Park Road, Ripley, Derbyshire DE5 3EF

Description

Godkin House is a converted Victorian Mill of brick construction. The office accommodation is arranged over ground, first and part second floors with each floor accessed by both stairwell and lift.

There is a single storey section to the rear of the building which is separately accessed and is let to a Day Care Centre operator.

The property benefits from off-street parking for approximately 30 vehicles within a side parking area which can be accessed off Park Road in addition to an open surfaced car park located on the opposite side of the road.

Accommodation

Ground Floor (Main Building)	5,984 sq.ft	556.12 sq.m
Ground Floor (Day Centre)	3,956 sq.ft	367.53 sq.m
First Floor (Main Building)	9,702 sq.ft	901.65 sq.m
First Floor (Day Centre)	300 sq.ft	27.89 sq.m
Second Floor	1,878 sq.ft	174.52 sq.m

Total 21,820 sq.ft 2,027.71 sq.m

RIDLEYTHAW



Godkin House, 2 Park Road, Ripley, Derbyshire DE5 3EF

Location

Ripley is a market town located in the Amber Valley. Within a 14-mile radius, the centres of Derby, Mansfield and Nottingham can be reached.

The town is located on the A38, which provides access to junction 28 of the M1 approximately 5 miles to the North East.

The property is located at the junction of Park Road and Wellington Street, to the South East of the town centre.

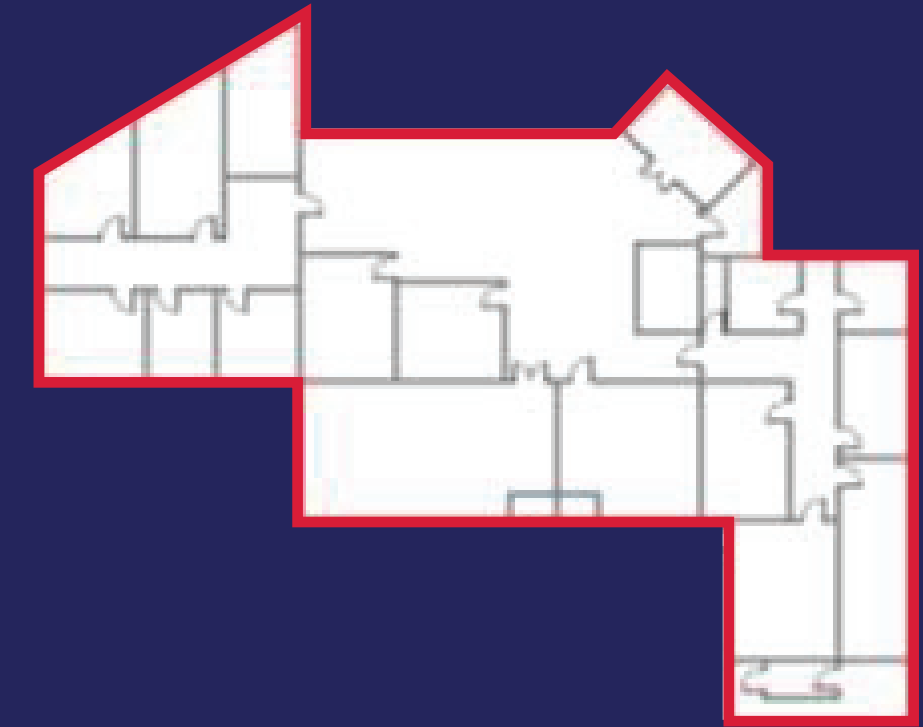


Floorplans

Ground Floor Plan



Second Floor Plan



First Floor Plan



Day Centre Floor Plan



› **Tenure**

The property is currently held **freehold** and will be sold **subject to the terms of the existing tenancy agreement**.

› **Tenancy**

The property's Day Centre element is let to A.Berry Support Services Limited at a rent of **£21,000 per annum exclusive**, by way of a **10-year and 3-month full repairing and insuring lease** which expires in May 2033. The lease is drafted within the security of tenure provisions of the Landlord and Tenant Act 1954 and incorporates an upward only rent review and tenant only option to break from the lease effective May 2028.

› **Price**

Price on application.

› **Legal Cost**

Each party is to be **responsible for their own legal costs** incurred in this transaction.

› **Anti-money Laundering Regulations**

In accordance with Anti-Money Laundering Regulations, **two forms of identification and confirmation of the source of funding** will be required from the successful purchaser.

› **VAT**

All figures are exclusive of, but may be subject to VAT.

Further Information

For further information or to arrange a viewing, please contact:

RIDLEYTHAW

Vie Building, Water Street. Manchester M3 4JU
0161 669 4000 | www.rtlip.co.uk



SALLOWAY

3 Royal Scot Road, Pride Park, Derby, DE24 8AJ
01332 298000 | salloway.com

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPIONS ACT 1991: Ridley Thaw LLP for themselves and for the vendor 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 any 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 permissions 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Ridley Thaw has any authority

Godkin House, 2 Park Road, Ripley, Derbyshire DE5 3EF