



**68 Cromford Road**

Ripley, DE5 3FP

## **PROMINENT RESTAURANT PREMISES**

**3,438 sq ft**  
(319.40 sq m)

- Fitted former restaurant
- Freehold with vacant possession available
- Potential site development opportunity
- Large car park
- Conversion opportunity



# 68 Cromford Road, Ripley, DE5 3FP

## Summary

<b>Available Size</b>	3,438 sq ft
<b>Rent</b>	£45,000 per annum
<b>Rates Payable</b>	£13,098.75 per annum
<b>Rateable Value</b>	£26,250
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (70)

## Description

The premises comprise a stand-alone building set over three floors with additional basement/cellar accommodation. The property was formerly used as a Fish & Chip restaurant and prior to that a public house. Internally the property is arranged to provide a kitchen, bar and restaurant area and w/c at ground floor. The basement provides a number of rooms for storage/cellar purposes. The upper floors are no longer accessed internally (the staircase has been removed) so current access is via the rear fire escape. The first floor is currently made up of four bedrooms, a kitchen and bathroom. The attic has two rooms. The property sits on a large site (c.0.65acres) with c.40 car spaces plus staff parking. There are also two garage units to the rear plus a beer garden area. The site offers potential development opportunities.

## Accommodation

Name	sq ft	sq m
Ground	2,853	265.05
Basement - Storage/Cellar	585	54.35
<b>Total</b>	<b>3,438</b>	<b>319.40</b>

## Location

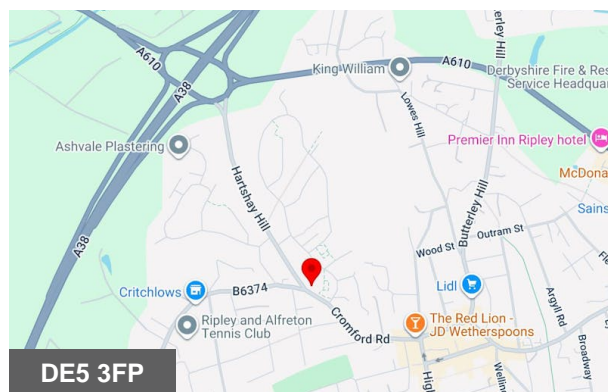
The property is very prominently located on the B6441, the main road into Ripley Town Centre from the A38. Ripley is a market town and civil parish in the Amber Valley district of Derbyshire.

## Terms

The property is available on the basis of a new effective full repairing and insuring lease, for a term of years to be agreed at a commencing rental of £45,000 per annum exclusive of business rates, utilities, building insurance, VAT and all other outgoings. The property is also available freehold with full vacant possession. Price on application.

## Planning

We understand the property currently benefits from E Class planning consent however advise interested parties to check with the Local Authority.



## Viewing & Further Information



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Plotted Scale - 1:1,250