

Lot 35, 7-9 Oxford Street, Ripley,

Derbyshire DE5 3AG

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Freehold Retail and Residential Investment

www.acutus.co.uk

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Property Information

Freehold Retail and Residential Investment

- Comprises two vacant shops and two separately-accessed flats let on AST's
- Immediate asset management opportunities - by letting vacant shops
- Nearby occupiers include Co-op Supermarket, Sainsbury's Supermarket, Boots the Chemist, Superdrug, McDonald's, Starbucks, Costa, Greggs and JD Wetherspoon
- VAT free investment

Lot 35
Auction 15th May 2025

Rent
£11,700 per Annum Exclusive
plus 2 Vacant Shops

Sector
High Street Retail, Residential

Status
Available

By Order of Administrators
Auction Venue
Live Streamed Auction

Location

Miles 11 miles north of Derby, 15 miles north-west of Nottingham, 37 miles south of Sheffield
Roads A38, A610, M1 (Junction 28)
Rail Alfreton Train Station
Air East Midlands Airport

Situation

The property is prominently situated in the heart of the town centre, on the south side of the pedestrianised Oxford Street. Nearby occupiers include Co-op Supermarket, Sainsbury's Supermarket, Boots the Chemist, Superdrug, McDonald's, Starbucks, Costa, Greggs and JD Wetherspoon.

Tenure

Freehold.

EPC

All Band C

Description

The property comprises two shops arranged on the ground floor, and two separately-accessed one bed flats arranged on the first floor.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

Note

This property is being marketed for sale on behalf of Administrators and therefore no warranties, representations or guarantees are given or will be given by the Administrators or the Auctioneers in respect of the information in these particulars or any matter relating to the property, including VAT. Any information provided is provided without liability on the part of the Administrators and Auctioneers for any reliance placed on it. The Administrators are acting without personal liability and are not bound to accept the highest or any offer.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Rent Review
7 Oxford Street	Ground	Retail/Ancillary	46.55	(501)	VACANT	-	-	-
9 Oxford Street	Ground	Retail/Ancillary	53.37	(574)	VACANT	-	-	-
7a Oxford Street	First	Residential - 1 bed, kitchen/living room, w/c	48.26	(518)	AN INDIVIDUAL	AST 1 year from 19/12/2022 (Holding Over) at £500 pcm	£6,000	-
9a Oxford Street	First	Residential - 1 bed, kitchen/living room, w/c	44.96	(485)	TWO INDIVIDUALS	AST 1 year from 08/01/2021 (Holding Over) at £475 pcm	£5,700	-
Total			193.14	(2,078)			£11,700	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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2024