



SITUATION

Occupying a prominent trading position in the town's principal pedestrianised retail thoroughfare amongst such multiple traders as **Costa, Superdrug, Hays Travel, Specsavers, Nationwide, Greggs** and others.

Ripley is a market town which lies on the A38 some 13 miles north of Derby and 14 miles north-west of Nottingham.

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate rear access via a front side gate to a **Self-Contained Flat** on the first floor. In addition, the property includes a **Rear Garden** and an **Outbuilding**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 26'0"
Internal Width 24'7"
Shop & Built Depth 49'5"
WC

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC
Area Approx 635sq ft¹

¹Area taken from EPC

VAT is applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: Refer to the Auctioneers for the video tour of the Flat.



Vacant Shop & Flat

The Surveyors dealing with this property are
John Barnett and Elliott Greene

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

White & Co

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