



**GRANT'S**  
OF DERBYSHIRE

27 North End, Wirksworth DE4 4FG  
£299 Per Calendar Month



We are delighted to offer To Let this commercial premises located just off the centre of this popular and bustling town of Wirksworth. This premises has been home to a successful beauty salon for a number of years and would suit a number of occupations. The layout comprises; ground floor retail area/reception with cloakroom & WC. On the first floor there are two separate good sized rooms. Immediately available on a short term basis (approximately nine months).

## Ground Floor

### Reception/Retail Area 11'10" x 8'7" max (3.61 x 2.62 max)

With a ceramic tiled floor, a feature original stone fireplace and range (not in use) and window to front aspect. Staircase leads off to first floor. A door opens to reveal the

### Ground Floor WC 5'3" x 3'0" (1.62 x 0.92)

Fully tiled and with a white suite comprising of a low flush WC and wall mounted wash hand basin.

## First Floor

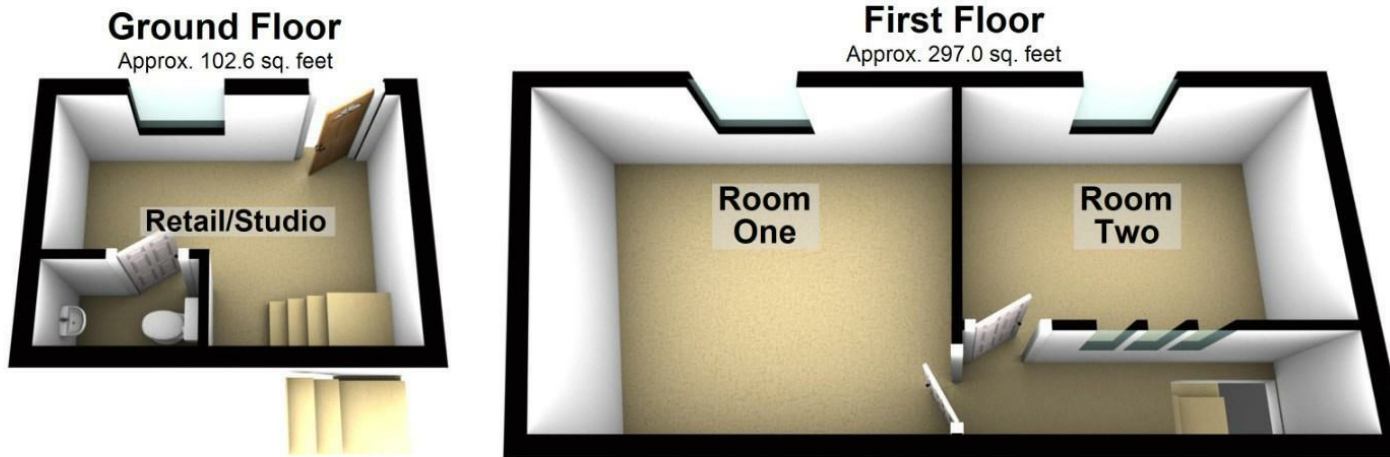
### Room One 11'11" x 8'4" (3.64 x 2.56)

With a wash hand basin and a window to the front aspect.

### Room Two 14'5" x 12'6" max (4.4 x 3.83 max)

A good sized room with window to the front aspect.





Total area: approx. 399.6 sq. feet

This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

