



GRANT'S
OF DERBYSHIRE

North End, Wirksworth DE4 4FG
£625 Per Calendar Month

We are delighted to offer To Let, this retail premises located on North End, just off the centre of Wirksworth. This spacious ground floor retail space is available from July 2024 and would suit a number of professions. On street parking available.

Ground Floor

The property is entered via the solid wood front door which opens into a shared vestibule with Red Brick Retro retail shop to the left and this unit has a part glazed wooden door to the right. A part glazed, pine panelled door leads into the

Ground Floor Retail Area 23'3" x 22'6" (7.1 x 6.86)

A light and airy work space with display windows to front, side and rear aspects. BT point. A door opens into the

Office / Store Room 13'0" x 9'8" (3.98 x 2.97)

With a corner wash basin, water heater and sash window to the rear aspect. A door opens to reveal the

WC 4'7" x 3'4" (1.4 x 1.02)

With a low flush WC.

Services & Buildings Insurance

There is mains electricity and water. Three electric heaters provided. A pro-rata buildings insurance payment is payable on top of the rent at approximately £120/year.

Business Rates

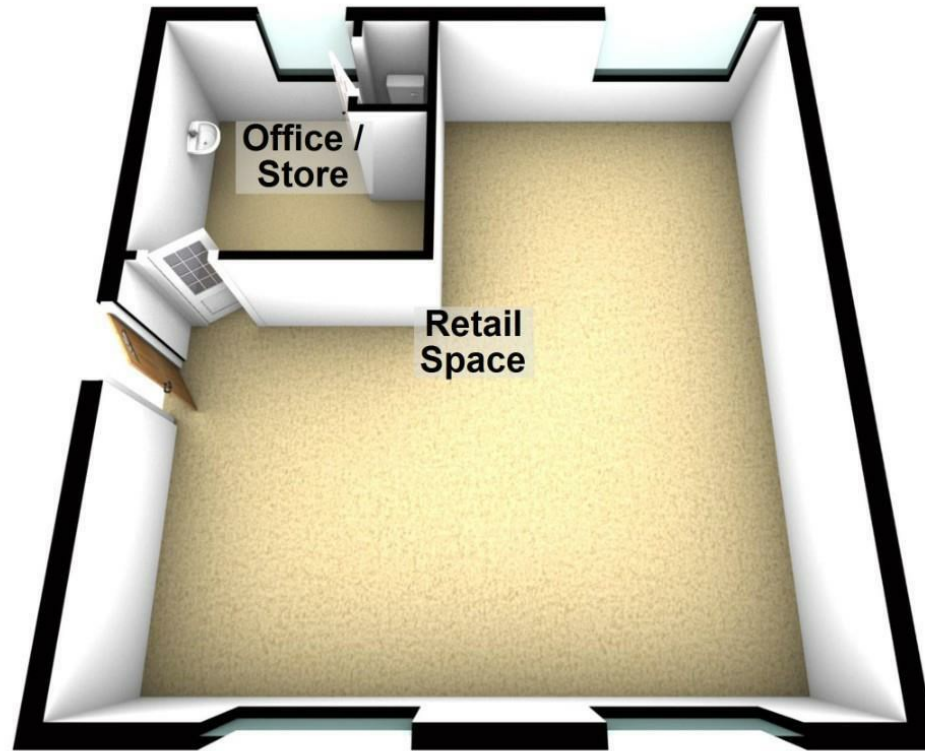
We are informed by Derbyshire Dales District Council that given the size of this unit, it will potentially qualify for full small business rates relief. Please contact us for further details.

Directional Notes

From our Wirksworth office on the Market Place cross the road and proceed down Coldwell Street past the Red Lion Hotel. Take a left hand turn by the monument onto North End where Institute Buildings can be found on the right hand side as identified by our 'To Let' board.



Ground Floor



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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82-90) A		
(81-91) B			(61-81) B		
(69-80) C			(55-60) C		
(55-68) D			(45-54) D		
(39-54) E			(35-44) E		
(21-38) F			(21-34) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

