



GRANT'S
OF DERBYSHIRE

North End, Wirksworth DE4 4FG
£399 Per Calendar Month

We are delighted to offer To Let, this retail premises located on North End, just off the centre of Wirksworth. This ground floor retail space is available from June / July 2024 and would suit a number of professions, it has been a successful hairdressers for over 40 years. On street parking available.

Ground Floor

The property has level street access and is entered via the solid wood front door which opens into a shared vestibule with another unit to the right. A part glazed, pine panelled door leads into the

Ground Floor Retail Area 17'5" x 11'6" (5.32 x 3.52)

A light and airy work or retail space which has a large display window to the front aspect and electric heating. A part glazed door to the rear opens into the

Office / Store Room 8'3" x 5'9" (2.54 x 1.76)

A great office or storage space with a sash window to the rear aspect and electric heaters. A door opens into the

WC 5'9" x 3'3" (1.76 x 1)

With a low flush WC and corner hand basin.

Services & Buildings Insurance

There is mains electricity and water and telephone point. A pro-rata buildings insurance payment is payable on top of the rent at approximately £100/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.

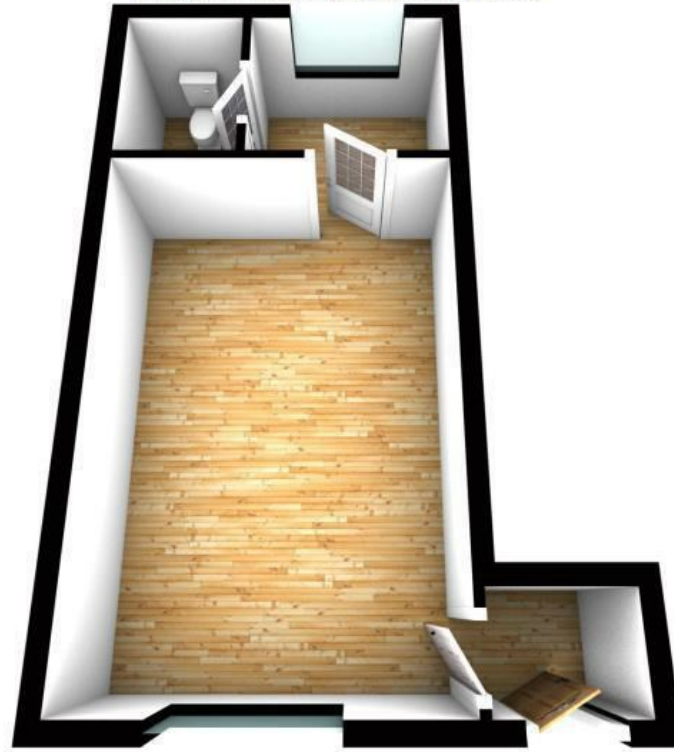
Directional Notes

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

Approx. 26.8 sq. metres (288.0 sq. feet)



Total area: approx. 26.8 sq. metres (288.0 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.

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 plus) A				(82 plus) A			
(81-91) B				(61-81) B			
(69-80) C				(55-60) C			
(55-68) D				(51-54) D			
(49-54) E				(46-50) E			
(41-48) F				(41-45) F			
(1-40) G				(1-40) 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	

