



GRANT'S
OF DERBYSHIRE

The Wash House, 15 Market Place, Wirksworth DE4 4ET
£400 Per Calendar Month

A quite unique opportunity has arisen to rent a small, self-contained commercial premises within the grounds of a stunning Grade II* listed Georgian townhouse, right in the centre of this thriving market town of Wirksworth. This property, having power, heat and light laid on is ideal for those patrons who require a bit more than a "work from home" office space. The property benefits from double glazing, gas central heating and a good internet connection. This space would ideally suit those professionals employed in an IT or other non-industrial profession and only require access on a Monday-Friday basis, although the landlord may offer flexibility on this. Available immediately. Flexible terms available.

About Wirksworth

Wirksworth is one of the oldest towns in Derbyshire and is both architecturally and historically fascinating and an increasingly popular location for exploration of the Peak District, for visitors and residents alike. History is evident throughout the town, for instance in the historic St Mary's church, encircled by a cathedral style walk which is Anglo-Saxon in origin, dating from the mid 7th Century. There are bars, bistros, tea rooms, coffee shops, an independent cinema with deli and cafe/bar and several independent stores whilst all the major supermarkets are just a short drive away.

This is a town filled with life and a love of culture, art, nature and music. The numerous clubs, societies and activities in Wirksworth admirably reflect the passions of the townsfolk. Just one example of the vibrancy of the town is a nationally and internationally renowned Arts Festival which takes place over a fortnight each September. Art, food, and street performance is everywhere while many homes play host during the 'trail' to different forms of artistic expression.

Access

This property has independent access via the ornate and substantial side gate which leads into the shared courtyard. The property is entered via the fully glazed door which leads into the

Office / Lounge 13'5" x 10'5" (4.1 x 3.2)

With a stone flagged floor and double glazed windows to the front aspect providing a good

level of natural light. There is a TV point, inset LED spotlights and a wooden ladder which leads up to a mezzanine floor which is suitable for light storage only. There are hooks for coats and hats, miscellaneous lounge furniture and a Belfast sink set within an antique dresser unit. A latched cottage door opens to reveal the

Wet Room / Guest WC 9'8" x 2'9" (2.96 x 0.84)

Fully tiled with a chrome heated towel rail and a suite comprising of a low flush WC, wall mounted wash basin and a shower enclosure with electric shower over.

Lease & Business Rates

We are informed that given the size of this unit, business rates are not payable, but we would advise any interested parties to check this directly with Derbyshire Dales District Council. The landlord is looking for a minimum lease term of one year but is willing to be flexible on this. One month's rent is payable as a deposit, fully refundable at the end of the tenancy, subject to terms and conditions.

Utilities

Heating, power, light and internet usage is included within the commercial rent but this is subject to review on a 3 monthly basis.

References

The agent will carry out reference and affordability checks. There will be a charge of £125 + Vat payable by the tenant on application.

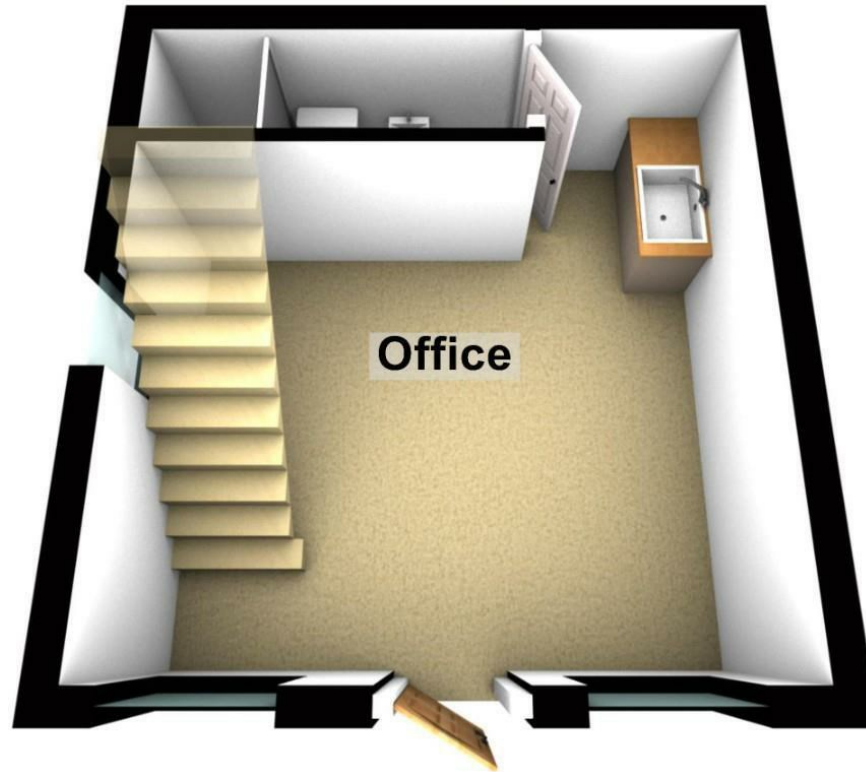
Vat

No VAT is payable.



The Wash House

Approx. 171.5 sq. feet



Total area: approx. 171.5 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.

