



GRANT'S
OF DERBYSHIRE

Market Place, Wirksworth DE4 4ET
Offers Around £250,000

Situated in the heart of this popular and thriving market town of Wirksworth, this freehold commercial premises is now being offered For Sale. This property is currently occupied by two separate businesses (a barber and a beautician) but it would suit a number of professions (subject to meeting the necessary planning permissions). Presented over four levels, the accommodation comprises; basement/kitchen area, ground floor retail/shop, the first and second floors are treatment and beauty rooms with shower room and WC and the very top floor is a loft room which has potential for a number of uses also. Viewing Strictly By Appointment. No Upward Chain.



Ground Floor

The property is accessed via the part glazed door which opens into the

Retail Area/Shop 13'0" x 12'7" (3.98 x 3.85)

Currently occupied by an independent Barber and is fitted out with their own fixtures and fittings. There is a stripped pine flooring, exposed feature stone wall with shelved recess, a good size display window to the front aspect and a staircase which leads down to the

Basement (room) 12'9" x 10'11" (3.91 x 3.33)

A good sized room with reasonable head height also. There is a base unit with inset stainless steel sink.

First Floor

From the ground floor retail area, the staircase rises to the first floor where we find a

Treatment Room 14'9" x 13'9" (4.50 x 4.20)

Another good sized room with two front aspect sash windows. There are two doors, one giving access to a deep understairs storage cupboard and the other to the staircase which leads up to the

Second Floor

From the landing here the door straight ahead leads to the

Shower Room & WC 5'9" x 4'11" (1.76 x 1.50)

With a suite comprising of a low flush WC, pedestal sink and a shower enclosure with electric shower over. There is a sash window to the front aspect.

Therapy Room 13'11" x 10'5" (4.25 x 3.19)

With a wood laminate flooring and a sash window to the front aspect. The staircase leads up to the

Third Floor

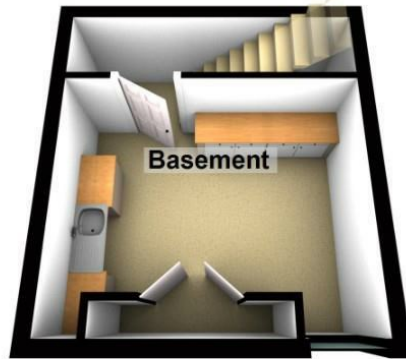
Attic Room 13'10" x 9'10" (4.24 x 3.00)

Whilst requiring some repair and maintenance, this is a good space and ideal for storage.

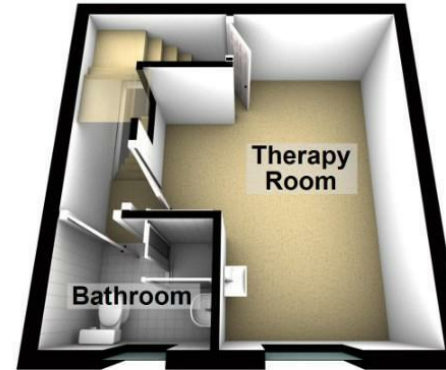




Basement
Approx. 17.1 sq. metres (184.0 sq. feet)



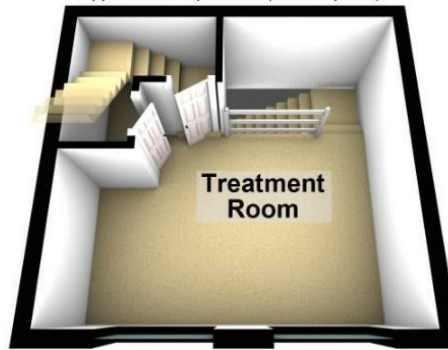
Second Floor
Approx. 20.6 sq. metres (221.2 sq. feet)



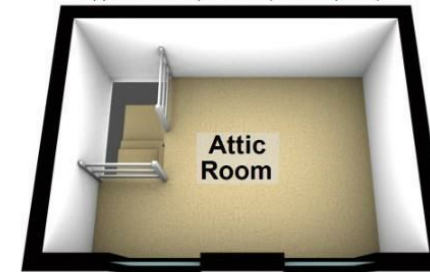
Ground Floor
Approx. 15.3 sq. metres (164.9 sq. feet)



First Floor
Approx. 18.9 sq. metres (203.4 sq. feet)



Third Floor
Approx. 12.7 sq. metres (136.6 sq. feet)



Total area: approx. 84.6 sq. metres (910.2 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		
(92-100) A			(82-91) A		
(81-91) B			(67-81) B		
(69-80) C			(55-66) C		
(55-68) D			(46-54) D		
(39-54) E			(39-44) E		
(21-38) F			(31-38) F		
(1-20) G			(1-30) 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	