



GRANT'S
OF DERBYSHIRE

20 Market Place & 20 Church Walk, Wirksworth DE4 4ET
Offers In The Region Of £375,000

This substantial five-storey Grade II Listed property occupies one of the most prominent retail positions on the main street of the popular market town of Wirksworth. The building features a spacious ground floor shop with a store/office and WC, a large cellar, and a three-storey, five-bedroom flat above. The shop, which dates back to the 1800s, benefits from excellent foot and road traffic and boasts full window frontage. The flat, accessed from Church Walk, includes a large dining kitchen, a good-sized reception room, five bedrooms, and a family bathroom. It offers delightful, far-reaching views, a small rear yard, and access to on-street parking and nearby car parks. While the shop and flat are completely separate, the building is being sold as a whole. Viewing is highly recommended. No upward chain.



Ground Floor Retail Premises

This double fronted shop is on the main thoroughfare in Wirksworth, nestled in between a number of independent shops. To the front of the building is a step up and double doors opening into the

Main Shop Retail Area 24'6" x 19'8" (7.48m x 6.01m)

This is a spacious, light and airy room which would suit a variety of retail purposes. There are two beautiful windows to the front aspect and plenty of fitted shelving. To the rear of the room is a door opening to the

Store/Office 5'5" x 4'5" (1.66m x 1.35m)

With wall mounted shelving and a window to the rear aspect. The combination boiler is located here. This Worcester Bosch boiler was fitted in November 2018 and has been serviced annually at the same time as the boiler in the flat, maintaining the 10-year warranty. It was last serviced on 7 September 2024.

WC 5'10" x 2'10" (1.79m x 0.88m)

With a low flush WC and a vanity wash basin.

Basement

From the landing area adjacent to the WC are stairs leading down to the basement. This is of a very good size and incorporates three different rooms and as well as two additional useful spaces.

Main Cellar 13'0" x 12'6" (3.97m x 3.82m)

The main space in the basement is very useable and benefits from both power and light. There is a door to the rear opening to steps leading up to the yard. Previously used as an office, this space was originally the kitchen for the building. It has natural light from the four windows in the substantial rear door and also from the stair well. The sandstone floor slabs in this cellar have a damp proof membrane underneath, ensuring that the floor remains dry no matter how hard it rains. It also has a radiator. The walls were replastered with traditional lime plaster in 2011 and are painted with lime wash available from a local Wirksworth retailer.

Residential Premises

The address of the flat is 20 Church Walk DE4 4DP. It has its own private entrance from the rear yard, and then stairs lead up to the

First Floor

From the first floor landing are timber doors opening to the sitting room and the dining kitchen.

Kitchen / Diner 19'9" x 14'3" (6.02m x 4.35m)

This is a good sized dining kitchen at the front of the property with two large sash windows providing a very pleasant outlook onto the market place. The kitchen area is fitted with a very good range of IKEA wall and base units as well as a central island unit. There are wooden work surfaces with splashbacks and an inset one and a half bowl sink with mixer tap. Included in the sale are a plumbed in Logik washing machine, one year old Indesit cooker with 4-ring gas hob and electric grill/oven, a Bosch dishwasher and Hisense frost-free fridge freezer. The Worcester Bosch boiler was fitted in November 2018 and has been serviced annually to maintain the 10 year warranty. It was last serviced on 7 September 2024. The central heating system is economical to run and is fully programmable.

Sitting Room 14'0" x 13'6" (4.29m x 4.14m)

A spacious reception room in which the fireplace with raised hearth and gas fire provides a focal point. The plaster ceiling of the sitting room is a lovely example of benchwork. The stone mullioned windows to the rear aspect allow an excellent view of St Mary's Church and the hillsides beyond.

Second Floor

The staircase leading up from the first floor landing passes the impressive window to the rear aspect and reaches the

Landing

From the L-shaped landing are doors to the bathroom and the two bedrooms on this floor.

Bedroom One 14'1" x 13'7" (4.31m x 4.15m)

The first of the double bedrooms is at the rear of the property with a stone mullioned window looking out onto the church yard. This well-proportioned room has four metres of IKEA Pax wardrobes; a classic range that is still available with a full range of fitments allowing customisation.

Bedroom Two 14'1" x 12'8" (4.31m x 3.87m)

With exposed wooden floorboards and a sash window to the front aspect with secondary glazing.

Bathroom 10'3" x 7'0" (3.13m x 2.15m)

This fully tiled bathroom is fitted with a four piece suite comprising low flush WC, wall hung wash hand basin with mixer tap, panelled bath with hand held shower attachment and a large walk-in cubicle with thermostatic

shower. There is a window to the front aspect with obscured glass secondary glazing. There is also a ladder style radiator. The bathroom also includes an airing cupboard housing the well-insulated hot water tank (with immersion heater).

Third Floor

Landing

Another L-shaped landing with doors accessing the remaining three bedrooms.

Bedroom Three 14'1" x 13'7" (4.31m x 4.15m)

With stone mullioned windows to the rear aspect having a particular pleasant outlook.

Bedroom Four 14'0" x 9'10" (4.29m x 3.02m)

With exposed floorboards and a sash window with secondary glazing to the front aspect.

Bedroom Five 10'7" x 9'11" (3.23m x 3.03m)

Also to the front of the property with the sash window having secondary glazing.

Outside

To the rear of the building is a paved yard which is fully enclosed. Delightful when full of potted plants and a Christmas tree in the yard was always much admired. The excellent security light is motion-activated. There is a Sky dish sited with listed building approval.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1483 per annum.

Business Rates

We are informed that under the current government's small business rates scheme, this unit should qualify for nil business rates due to the size (correct as of December 2022) but we would advise any interested parties to seek direct confirmation of this directly with Derbyshire Dales District Council.

Directional Notes

The property is located directly across the road from our office in the centre of Wirksworth.





BRICKS & MORTAR

N'NE BARBERS

Otto



Approximate total area⁽¹⁾

222.57 m²

2395.72 ft²

Reduced headroom

0.86 m²

9.26 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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.

