GRANT'S
OF DERBYSHIRE

Crown Yard, Wirksworth DE4 4ET
Offers Around £75,000

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Located just off the centre of the vibrant market town of Wirksworth, this first floor, self contained commercial unit is now being offered for sale. This charming and characterful building dates back to the mid 1800's and was the former Harness Room for The Crown Hotel in Wirksworth. The property retains a wealth of original features including wood panelled walls with hooks and attractive stone steps. This property has power and light and would be ideal for those who work from home and now need some additional space. There's also potential here for an artist's workshop, creative studio or therapy room. Also ideal for investors looking for a good commercial let.

The property is accessed just off the Market Place at Wirksworth. Stone steps lead up to the latch and brace door which opens directly into

The Office 11'2" x 10'1" (3.41 x 3.08)

With original wood panelling and a multi-paned sash window to the front aspect and a Velux window overhead, this is a spacious, light and airy space. There is an abundance of power sockets and more than adequate lighting, plus broadband connection and an electric plinth heater installed.

Outside

Beneath the steps there is a useful storage area (1.47 x 0.69) entered via a panelled door. Consideration could be given here to install a WC subject to survey and permissions.

Directional Notes

From our office at the Market Place, on foot, turn right and up West End passing Cicchetti by Carlo and then turn right following the path up and around to Crown Yard where The Harness Room will be found on the right hand side as identified by our For Sale sign.

Business Rates

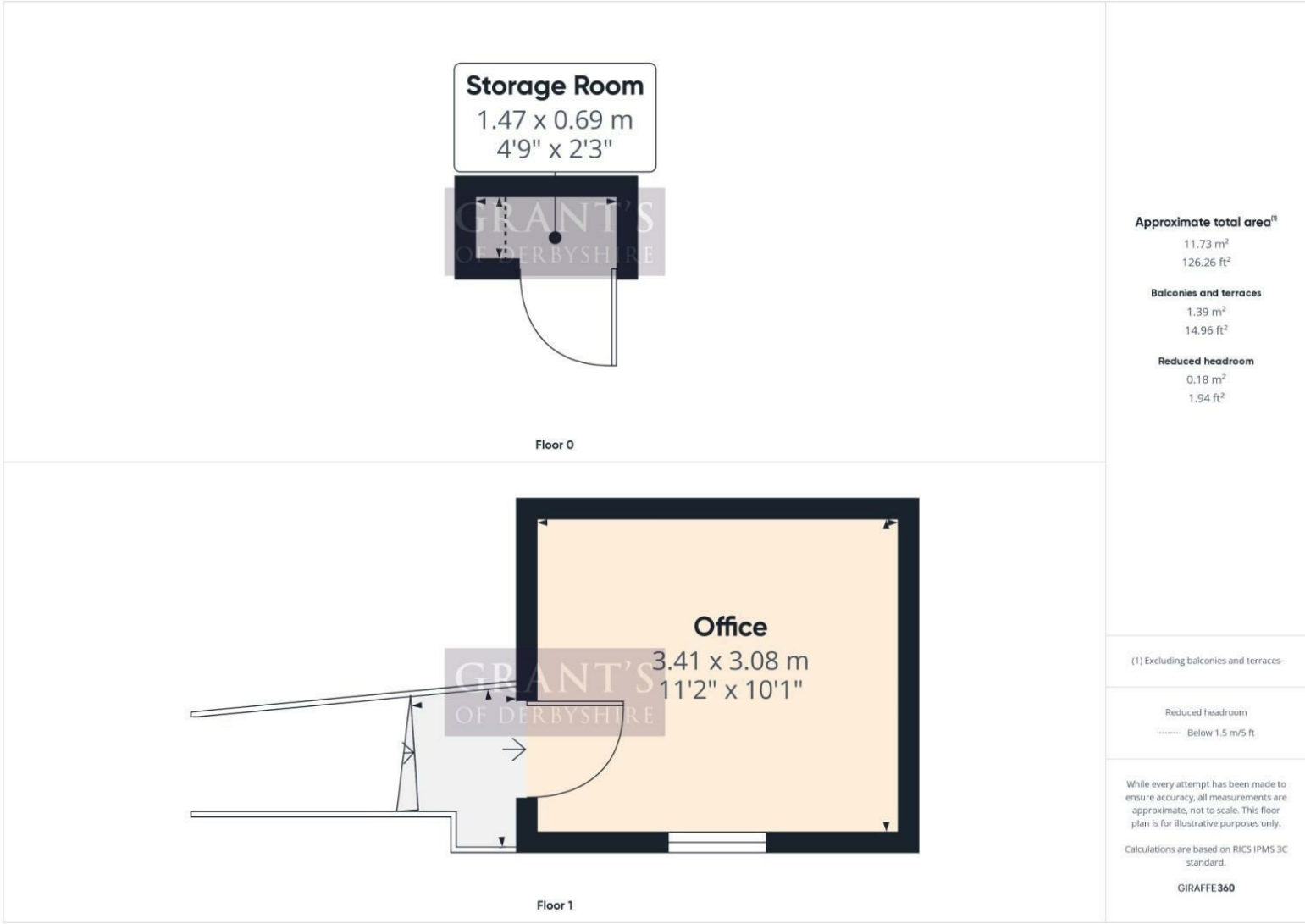
Given the square footage of this building, this property will most likely qualify for full relief under the government's Small Business Rate Relief Scheme.

Services

This property is independently metered for electric. There is no gas to the property. There is mains drainage and water connected via a spur from the neighbouring property. Please ask for further details.

Parking

Whilst there is no allocated parking for this property, there are a number of opportunities to park close by without charge. There is a pay and display car park on the Market Place just a minute away.



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.

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