



GRANT'S
OF DERBYSHIRE

North End, Wirksworth DE4 4FG
£450 Per Calendar Month

Fabulous Business Premises Available 1 May 2025

Due to relocation by present tenant, we are delighted to offer to let these business premises located on North End, just off the centre of Wirksworth. This ground and first floor retail space is suitable for a number business uses, retail shop/ office / studio / salon etc. Due to its location these premises are not deemed suitable for enquiries from barbers or takeaways / cafes.

Ground Floor

The property is entered via the solid wood front door which opens into a shared vestibule with doors to left and right. To the left, a part glazed, pine panelled door leads into the

Ground Floor Retail Area 18'9" x 13'6" (5.73 x 4.14)

A light and airy work space with display windows to front and side aspects. There is the original painted solid wood floor and a feature cast iron fireplace to the rear of the shop (not usable). Built in shelving to the recess to the right. There is a useful under-stairs cupboard area. BT point.

First Floor

The staircase with exposed brick feature wall leading up to the

First Floor Retail Area 18'11" x 12'11" (5.78 x 3.94)

Another light and airy space with varnished wood flooring and sash windows to front and side aspects. To the rear there is a

Kitchenette 7'0" x 5'1" (2.14 x 1.55)

With a kitchen base unit with inset stainless steel sink. From the main retail area a door opens to reveal the

Cloakroom 6'2" x 5'1" (1.88 x 1.55)

With a low flush WC and a pedestal sink. There is an electric water heater.

Services & Buildings Insurance

There is mains electricity and water. There are electric wall heaters fitted. A pro rata buildings insurance payment is payable on top of the rent at approximately £150/year.

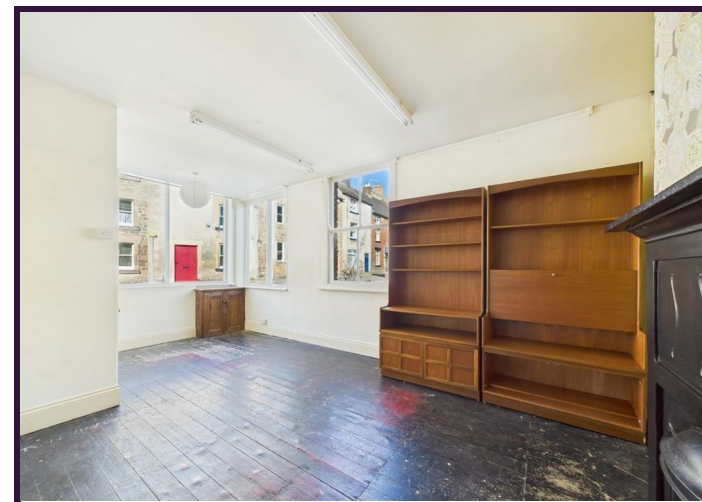
Business Rates

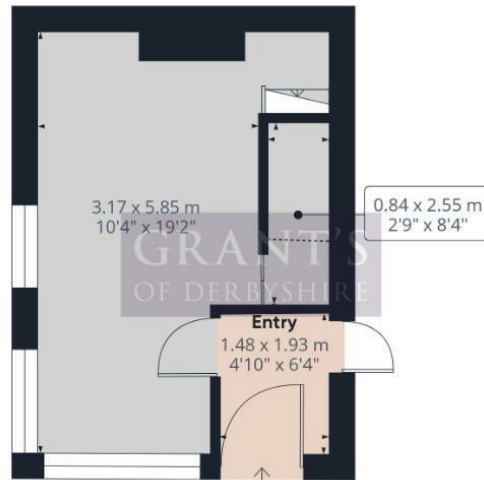
We are informed by Derbyshire Dales District Council that given the size of this unit, it will potentially qualify for full small business rates relief.

Please contact us for further details.

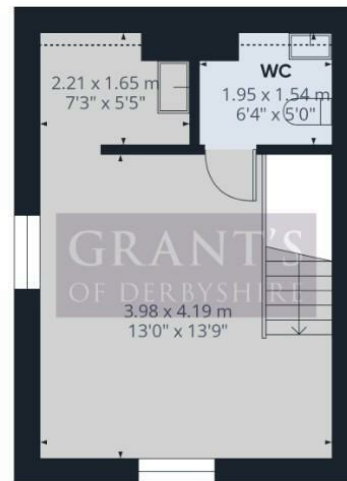
Directional Notes

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.





Floor 0



Floor 1

Approximate total area⁽¹⁾

44.75 m²
481.68 ft²

Reduced headroom

1.76 m²
18.99 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.

