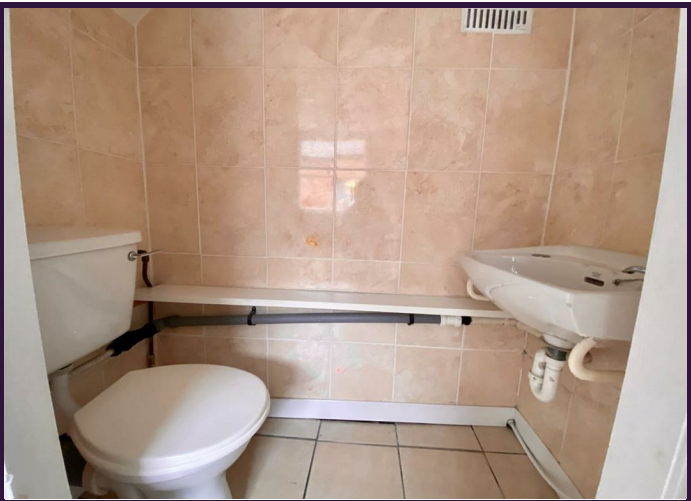




GRANT'S
OF DERBYSHIRE

Commercial Premises, 27 North End, Wirksworth DE4 4FG
£440 Per Calendar Month

Grant's of Derbyshire are pleased to offer this 18th Century commercial premises, on North End, Wirksworth. The former cottage has electric heating and would suit a variety of business uses including retail/office/professions/studio etc and is located just a short distance from the centre of Wirksworth amongst other retails shops, cinema. On street parking bays are directly outside. Fibre broadband installed. Available July 2025 on a negotiable 12 month lease.



Ground Floor

From the pavement the front door opens to

Reception/Retail Area 11'10" x 8'7" max (3.61 x 2.62 max)

with window to front aspect onto street. Ceramic tiled floor, original feature range (not in use). A doorway leads off to a separate ground floor room.

Second Retail Area 11'10" x 10'6" (3.63 x 3.22)

with solid wood floor and feature fireplace (not in use) and front aspect window onto North End.

Ground Floor WC 5'3" x 3'0" (1.62 x 0.92)

Fully tiled and with a white suite comprising of a low flush WC and wall mounted wash hand basin.

First Floor

Easy climb stairs lead from the reception area to the first floor landing providing access to

Room One 11'11" x 8'4" (3.64 x 2.56)

a spacious room with window to front aspect, ceiling light and vinyl flooring

Room Two 14'5" x 12'6" max (4.4 x 3.83 max)

Another good sized room with window to the front aspect and solid wood flooring.

Services & Business Rates

Metered water supply, electric and mains drainage.

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.

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 27 north end can be found on the left, identified by our "to let" sign.





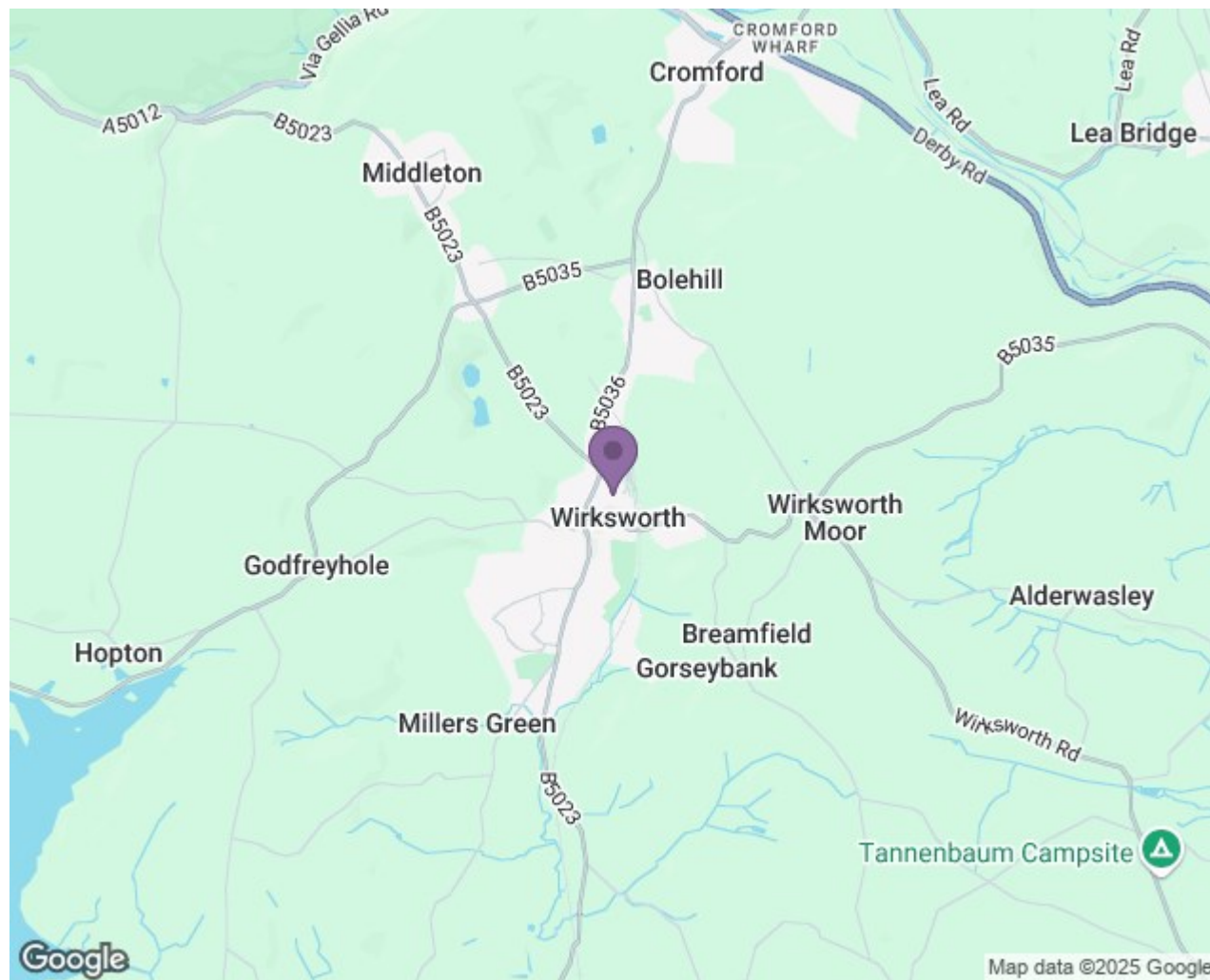
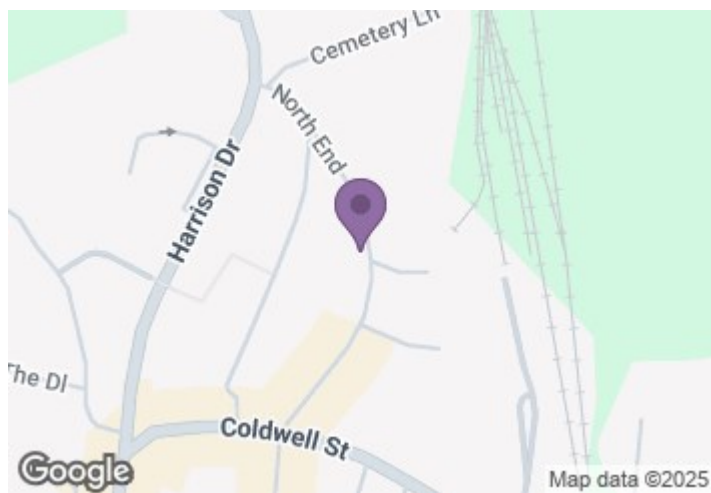
RED BRICK
RETRO
please call in

WIRKSWORTH

THE CABIN
of makers

GRANT'S
TO LET

GRANT'S
TO LET





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.

