



Sizzling Pig, Market Place, 25 Market Place - DE4 4ET
£276,000



SIZZLING PIG, MARKET PLACE

25 Market Place, Matlock

We are delighted to offer For Sale, this town centre, three storey character town house with substantial 2 bedroom living accommodation above a retail premises, currently operating as a café but suiting a variety of businesses. This property is located in the heart of Wirksworth enjoying an extremely visible and popular location for local businesses, secondary school children and tourists of Wirksworth. The accommodation comprises; ground floor shop and retail area with commercial kitchen, utility area and WC. On the first floor there is a large living room and dining kitchen. On the second floor there are two bedrooms and a stylish shower room. Outside there is an enclosed courtyard garden providing an additional seating area for warm-weather dining.

Council Tax band: A

- Well Presented Throughout
- Courtyard To Rear
- Commercial Property Including
- Currently Operating As A Cafe But Would Suit A Variety Of Businesses
- 2 Bedroom Apartment Above
- Busy Town Centre Location
- Freehold Property with Vacant Possession





About Wirksworth

Wirksworth is a fascinating small historical town in the beautiful English county of Derbyshire. Situated about two miles to the south of the Peak District National Park boundary, 13 miles north of Derby and 4 miles from Matlock, Wirksworth offers both beautiful countryside and a charming local history. Wirksworth has many fine old buildings with picturesque alleys and craftsmen's yards, so take time to explore the narrow streets and the maze of interesting alleyways by foot whilst admiring the old buildings and lovely views. The area is rich in historical interest and the local countryside offers wonderful opportunities for walking and cycling. Nearby attractions include Carsington Water for water sports, cycling and walking, and the High Peak Trail is only a mile away which offers 15 miles of off-road cycling and walking on the track bed of the historic Cromford and the High Peak Railway. This property is situated in the centre of town close to many independent shops.

Ground Floor

The property is entered via the wooden part glazed door which opens into the

Retail / Seating Area

25' 0" x 11' 7" (7.62m x 3.53m)

With exposed ceiling timbers, oak flooring and two display windows to the front aspect with in-built seating. There is an oak built seating area running along both sides of this room with bespoke fitted shelving, ideal for merchandising purposes. This area seats 18 covers and has potential for more, subject to layout. There is a serve over counter with room for a number of appliances. A trapdoor in the floor here gives access to the

Cellar

25' 7" x 11' 7" (7.80m x 3.53m)

Accessed via wooden stairs. This is a great storage area complete with wooden shelving, ideal for storage purposes. Restricted head height. The consumer unit is located here. Phase 3 electricity cable is available for use if required.

Commercial Kitchen

18' 10" x 10' 11" (5.74m x 3.33m)

With a quarry tiled floor and an original built-in shelved cupboard. This room has been insulated and fitted with laminate panels for ease of cleaning. There is a full range of catering equipment available including: electric oven, griddle, bain marie



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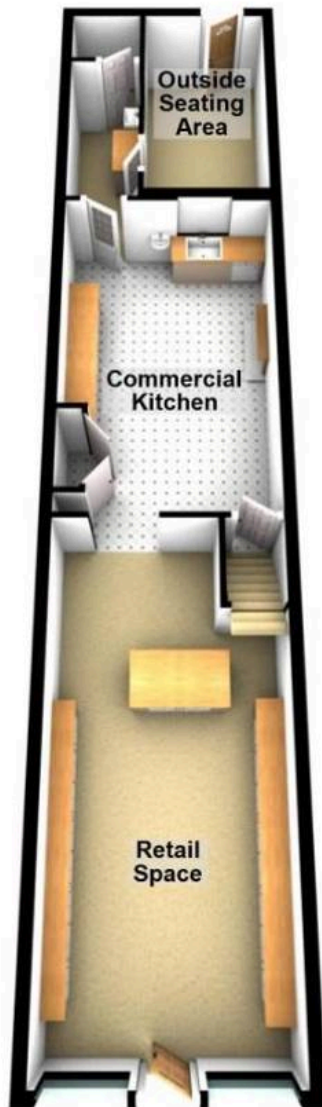
With a quarry tiled floor and an original built-in shelved cupboard. This room has been insulated and fitted with laminate panels for ease of cleaning. There is a full range of catering equipment available including; electric oven, griddle, bain-marie, fridge freezer, dishwasher and other smaller cooking appliances. There are



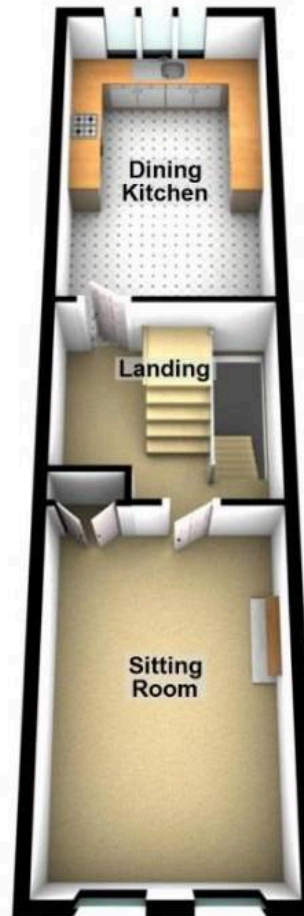




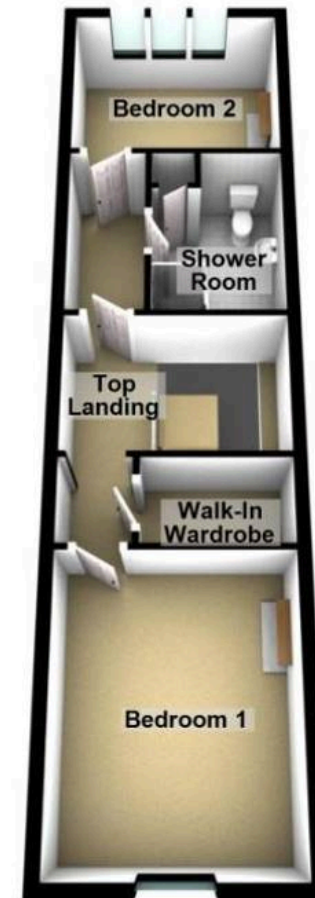
Ground Floor

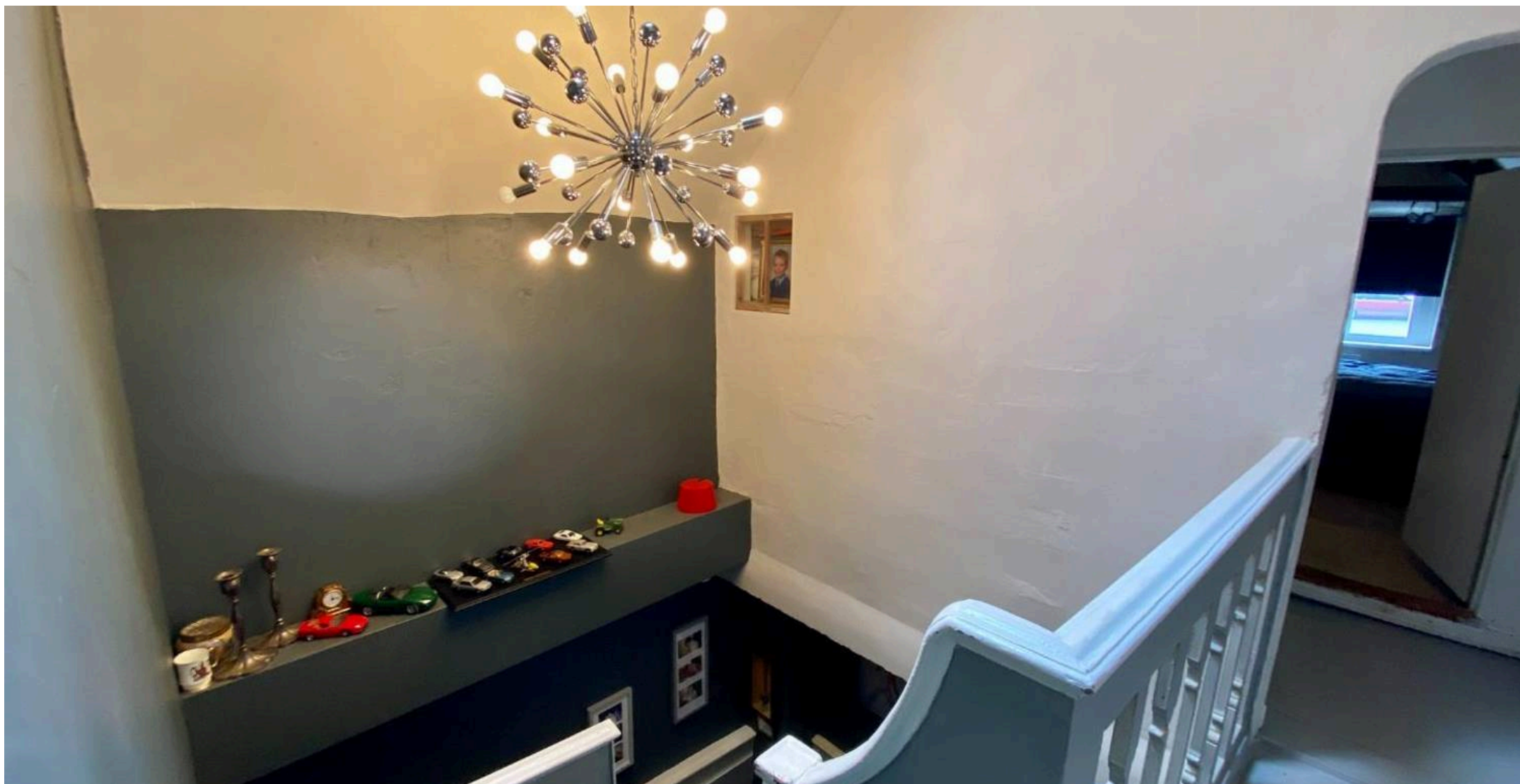


First Floor



Second Floor





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