



GRANT'S
OF DERBYSHIRE

Ground Floor, The Old Cinema, 39a St. Johns Street, Wirksworth DE4 4DS
£1,250 Per Calendar Month

****Discounted Rent For First 12 Months!****

Located in the heart of this popular market town of Wirksworth and occupying an enviable high street position, this ground floor commercial premises is now becoming available To Let. Extending to approximately 730 square foot (68 Square meters), the current internal layout comprises of three good sized rooms, a lobby area, utility area and WC. The front display windows, brickwork and signage have all been updated with energy efficient uPVC. Whilst power and light is laid on (including a fire alarm system), it will be the responsibility of the incoming tenant to carry out any required refurbishment in line with their required use. This property would suit a number of different uses and viewing is highly recommended.

Ground Floor Layout

Room One 12'4" x 11'9" (3.76 x 3.6)

Room Two 21'5" x 17'7" (6.53 x 5.37)

Room Three 12'3" x 10'7" (3.74 x 3.24)

Lobby 11'4" x 4'9" (3.46 x 1.45)

Utility Area 3'9" x 3'6" (1.16 x 1.09)

WC 4'6" x 2'11" (1.39 x 0.9)

Directional Notes

From our office at the Market Place, proceed down St John St in the direction of Derby. Just after the pelican crossing, this building will be found on the left hand side as identified by our To Let sign.

Parking

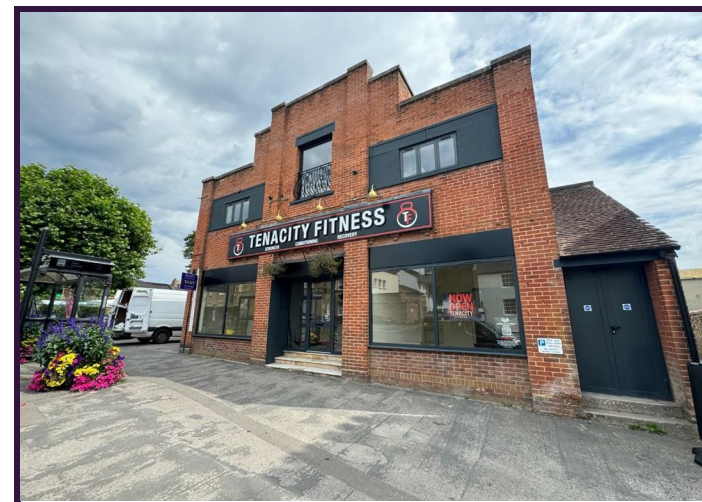
Whilst there is no allocated parking with this property, there are a number of opportunities to park close by, either in public car parks or in time restricted spaces close by.

Business Rates

Given the square footage of this unit, we believe that this will qualify for the government's small business rate relief scheme but we would advise all interested parties to contact Derbyshire Dales District Council directly to confirm this.

Lease

This property is available on a long term lease to a suitable applicant. Further details are available on request.





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.

