



9-11 St. John Street, Wirksworth, Matlock,  
Derbyshire, DE4 4DR

A superbly situated retail unit, extending in total to  
740 sq. ft./66.3 sqm.

Attractive double-fronted period property.

Well located on the main road through the town.

**TO LET £11,000 pax**

# 9-11 St. John Street, Wirksworth, Matlock, Derbyshire, DE4 4DR

## LOCATION

Wirksworth is a popular Historic Market Town, approximately ten-miles north-west of Belper, and five-miles to the south of Matlock. There are many local attractions within the vicinity including Carsington Water, the Peak District National Park, and Chatsworth House. Wirksworth is a very popular Town affording a variety of national and niche retailers popular to the local villagers and tourists.



## DESCRIPTION

The premises comprise a mid-terraced period, double-fronted retail unit with ancillary storage, WC, and kitchen facilities. They are gas centrally heated and ready for immediate occupation. Previous uses include a coffee shop, and the property would suit a similar use, or retail subject to any necessary consents being obtained.

## ACCOMMODATION

Retail space	561 sq. ft.	52.1 sqm.
Ancillary (storage & kitchen)	153 sq. ft.	14.2 sqm.

## SERVICES

We believe that mains gas, electricity, water and drainage are all available and connected to the property. Please note, no tests of the services have been carried out by the Agents, and no warranties can be given.

## BUSINESS RATES

We understand from our enquiries of the VOA website, that the property is assessed for non-domestic rating purposes as follows: -

Shop and Premises                      RV £13,750

## RENT

Available on a new lease at a rent of £11,000 (eleven thousand pounds) per annum exclusive (pax).

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rating                      F133

A copy of the certificate is available on request.

## LEGAL FEES

The landlord will seek a contribution of £750 plus VAT, towards their legal fees.

## VALUE ADDED TAX (VAT)

We understand that VAT is not payable on the rent.

## VIEWINGS

Strictly by prior appointment with the sole agents: -

Mike Walmisley, Gadsby Nichols

Tel: 01332 290390 / 07501 525352

Email: mikewalmisley@gadsbynichols.co.uk

## OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references for the tenancy.

## SUBJECT TO CONTRACT

