



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

Fully Let Investment Property, producing £22,600 per annum.

Superbly situated retail unit, with two self-contained duplex apartments.

Attractive double-fronted, period property, well located on the main road  
through the Town.

**OFFERS AROUND £325,000**

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## 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 upper floor residential accommodation, which have independent accesses to the rear, and provides two, two-bedroomed duplex apartments, which are superbly appointed, and held on assured shorthold tenancy (AST) agreements. The rent achieved for the apartments is £525 per calendar month (pcm) each.

## ACCOMMODATION

Retail space 740 sq. ft. 66.4 sqm.

Apartment One (9a Church Walk, DE4 4DR)

(bedroom one (15'1" x 11'4"), bedroom two (11'6" x 8'11"), dining kitchen (14'11" x 10'9"), lounge (20'4" x 11'6"), bathroom (13'5" x 7'6")).

Apartment Two (11a Church Walk, DE4 4DP)

(bedroom one (14'9" x 9'2"), bedroom two (14'9" x 8'4"), dining kitchen (12'2" x 11'9"), lounge (17'11" x 14'10"), bathroom (12'2" x 8'6"), walk-in store (5'6" x 3'0"))

## SERVICES

Mains gas, electricity, water and drainage are all believed to be connected to the property, and are separately metered to each unit

## BUSINESS RATES/COUNCIL TAX

We understand the property as the following assessments: -

Shop and Premises	RV £13,750
9a & 11a St John Street	Council Tax Band A

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Retail Space	B47	December 2017
Apartment One and Two	G1	April 2009 (expired)

A copy of the certificates are available on request.

## PRICE

The property is available as a whole, at an asking price of 'offers around' £325,000 (three hundred and twenty-five thousand pounds) for the freehold interest.

## VALUE ADDED TAX (VAT)

We understand that VAT is not payable on the purchase price.

## VIEWINGS

Strictly by prior appointment with the sole agents: -

01332 290390 / 07501 525352

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 purchasers(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with the source of funding for the purchase.

## SUBJECT TO CONTRACT



**Property Misdescriptions Act 1991 and Misrepresentation Clause:** Gadsby Nichols give notice to anyone who may read these particulars as follows:- 1. These particulars are prepared for the guidance only of prospective purchasers/lessees. 2. The information contained or referred to herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement, representation or fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise or that any services or facilities are in good working order. 4. Photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed when the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumption should be made in respect of parts of the property that are not shown in the photographs. 5. In the areas, measurements or distances referred to herein are approximate and given for guidance purposes only. 6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement of any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or lessee. 7. Plans are based upon the Ordnance Survey map with the sanction of the Control of Stationary Office Crown Copyright. 8. Any information provided on tenure, vacancies or tenancies is provided in good faith and any prospective purchaser/lessee should have this information verified by their professional advisors prior to purchase. 9. The property is offered subject to contract, and subject to it still being available at the time of enquiry. 10. All prices and rents quoted and negotiated are exclusive of Value Added Tax which may be applicable in any particular transaction. Gadsby Nichols cannot take responsibility for any loss or expenses incurred during the viewing process and would recommend that any party considering entering into a property transaction should seek professional advice from a suitably qualified professional at the earliest opportunity.