

UNIT, FOR SALE

STONES WORKSHOP, WOOD STREET

Wirksworth, Matlock, DE4 4DW



KEY FEATURES

- Price: £350,000 for the Freehold
- 3,156 Sq Ft (293.19 Sq M)
- Former Joinery workshop
- Suitable for variety of uses or development
- Potential for residential conversion
- Rare opportunity in Wirksworth Town Centre
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FOR SALE - UNIT

LOCATION

Wirksworth is a market town c5 miles south of Matlock and 6.5 miles northwest of Belper. It is a scenic and popular tourist destination in the Derbyshire Dales, situated on edge of the Peak District National Park.

The workshop for sale is located off St John Street (the B5023) on Wood Street. Being in a town centre position the premises benefits from easy access to a broad range of amenities to include shops, restaurants and public transport.

DESCRIPTION

Detached workshop with yard. Centrally positioned and versatile opportunity suitable for existing use, conversion or development STP.

The workshop is accessed from Wood Street and provides predominantly open plan working, WC and office on the ground floor. A managers office and storage is on the first floor.

ACCOMMODATION

The accommodation has been measured on a Gross Internal Area basis (GIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
Ground Floor	1,578	146.6
First Floor	1,578	146.6
TOTAL	3,156	293.19

PLANNING

We believe the property has been used under Class E (Commercial, Business and Service) and B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended). This property, together with the adjacent builders merchant forms part of application 22/00640/FUL where there is a committee recommendation for approval (Subject to S106) for demolition of workshop building and replacement building comprising 4 apartments along with existing ground floor retail, conversion to Class E(g) offices and 7 Apartments. Whilst the building is situated within Wirksworth Conservation Area, we do not believe it has been listed under Article 4. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

All mains services including 3 Phase, were connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The workshop and adjoining builders merchant are currently listed on the VOA website under a single assessment with an RV of £15,000. The workshop for sale will need to be separately assessed.

TENURE

Workshop for sale freehold.

PRICE

The premises is available to buy for £350,000 for the Freehold.

VAT

All figures are quoted exclusive of VAT, we are advised the property is not registered for VAT.

EPC

The warehouse is currently used for storage purposes. It is anticipated a buyer shall convert or redevelop the building. In the event the building is sold for the existing use, an EPC shall be obtained prior to exchange.

VIEWING

Please contact us or visit the OMEETO website for full details and a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

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PARTICULARS UPDATED

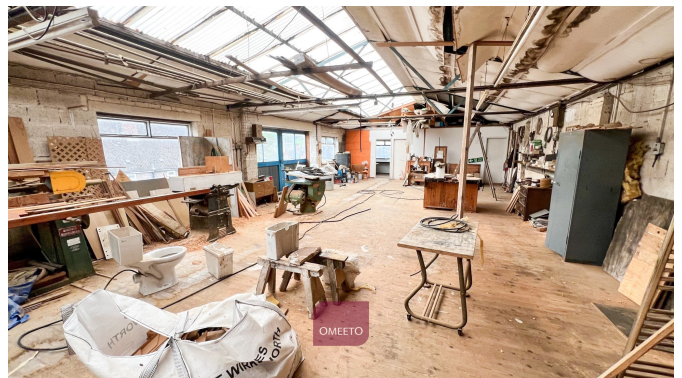
26-Oct-2024

NOTE

Plans, maps drawings are not to scale.

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Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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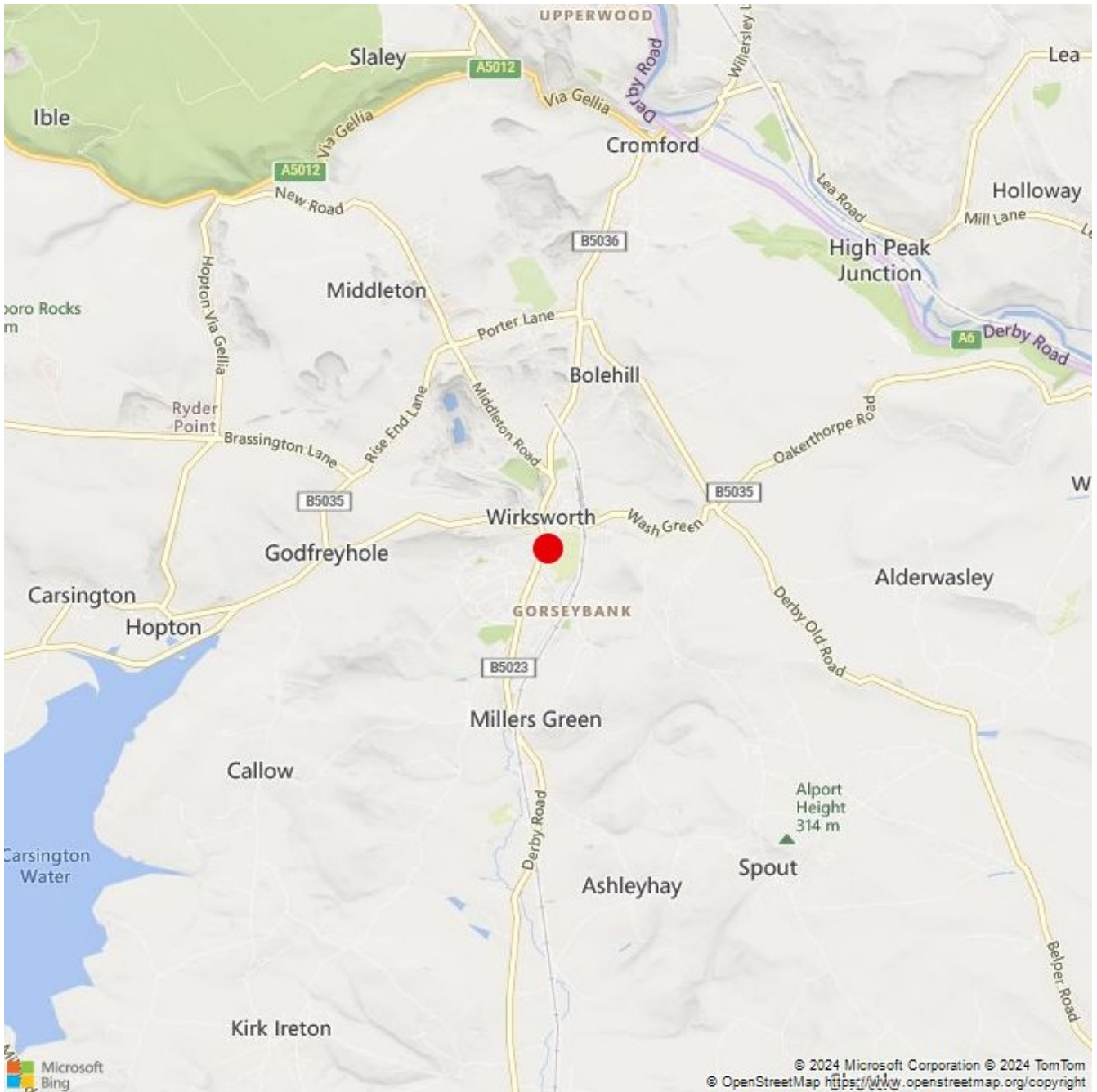
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IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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