

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



VACANT RETAIL UNITS WITH FLAT

144-146 High Street, New Whittington, Chesterfield – S43 2AN

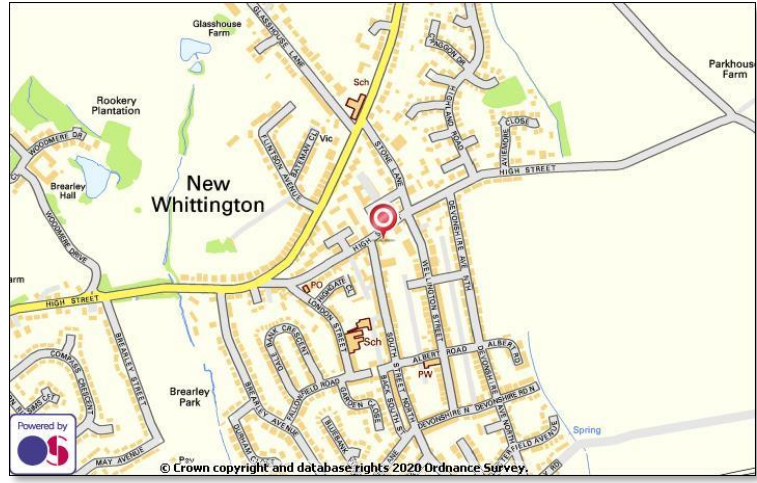
- Located along local retail parade of shops
- Total area of approximately 102.47 sq. m. (1,102 sq. ft.)
- Two ground floor retail units
- First floor self-contained two bedroom flat
- Private rear yard with garage stores
- Potential for future development to the rear (subject to planning)
- Recently fully refurbished throughout

FOR SALE

LOCATION

The property is located along High Street in New Whittington, a suburb some 3.5 miles North-east of Chesterfield town centre. High Street is home to local and national occupiers being a Post Office, Peak Pharmacy, Londis store and variety of local business occupiers.

New Whittington is predominately a residential suburb of Chesterfield with a variety of public amenities in the vicinity such as primary and secondary schools, swimming centre, recreational parks and



DESCRIPTION

The premises provide two ground floor retail units formerly used as an E-cigarette shop and a hairdresser. The units comprise open plan retail area with large glazing frontage to High Street.

The first floor provides residential accommodation accessed from the rear of the property through an internal staircase. The self-contained flat has two bedrooms, a bathroom with white suite, lounge and new kitchen.

Externally the property fronts directly onto High Street. There is rear access through a private driveway to the yard and garage stores. The yard could be suitable for redevelopment to provide further accommodation.

ACCOMMODATION

Description	Area (sq. m.)	Area (sq. ft.)
144 High Street	28.15	303
146 High Street	22.85	245
First Floor Flat	51.47	554
Total Area	102.47	1,102

BUSINESS RATES

The premises have a rateable value of:

- 144 High Street - £3,200
- 146 High Street - £3,000

The amount payable is calculated using the appropriate UBR and applying any reliefs. For further info please visit www.gov.uk/calculate-your-business-rates

COUNCIL TAX

The first-floor flat is assessed for council tax purposes as being within Band A.

PRICE

The property is available to purchase freehold under title number DY222170.

Offers invited in the region of £140,000.

VAT & COSTS

VAT is applicable to the purchase price at the prevailing rate.

Each party are to be responsible for their own costs.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations two forms of ID and confirmation of the source of funding will be required from the successful purchaser or tenant.

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact the sole agents – Mark Jenkinson and son.

Mark Jenkinson Surveyor

Surveyor acting: Jake Bond
 Tel: 0114 276 0151
 Email: jake@markjenkinson.co.uk

Disclaimer – March 2020

These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

SHEFFIELD 0114 276 0151
 8 Norfolk Row, Sheffield S1 2PA

CHESTERFIELD 01246 267 565
 Dunston Innovation Centre, Chesterfield S41 8NG

www.markjenkinson.co.uk



the mark of property professionalism worldwide

ENERGY PERFORMANCE CERTIFICATES



Energy Performance Certificate HM Government

The Flat above, 144-146 High Street, New Whittington, CHESTERFIELD, S43 2AN

Dwelling type: Top floor flat
 Date of assessment: 22 March 2017
 Date of certificate: 24 March 2017

Reference number: 2774-056-7267-4263-4394
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 60 m²

1. Consider several ranges of products to see which installation is most energy efficient
 2. Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

Over 3 years you could save	£ 3,471
Over 3 years you could save	£ 1,505

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 132 over 3 years	
Heating	£ 2,238 over 3 years	£ 1,221 over 3 years	
Hot water	£ 208 over 3 years	£ 213 over 3 years	
Totals	£ 3,471	£ 1,566	You could save £ 1,905 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations in group 1. The average energy efficiency rating for a dwelling in England and Wales is band 'D' rating (65). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Insulate loft insulation to 270 mm	£100 - £200	£ 368
2. Insulate or external wall insulation	£4,000 - £14,000	£ 430
3. Low energy lighting for all fixed lighting	£26	£ 38

See page 11 for full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.energyefficiency.gov.uk or call Telephone 0800 404622. The Green Deal may enable you to make your home warmer and cheaper to run.

Energy Performance Certificate HM Government

Non Domestic Building

144-146 High Street
 New Whittington
 CHESTERFIELD
 S43 2AN

Certificate Reference Number: 0730-0335-6489-0527-0006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the occupation, sale and let of non-dwellings available on the Government's website at www.gov.uk/government/uploads/system/uploads/attachment_data/file/242422/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A 0-25
 B 26-50
 C 51-75
 D 76-100
 E 101-125
 F 126-150
 G Over 150

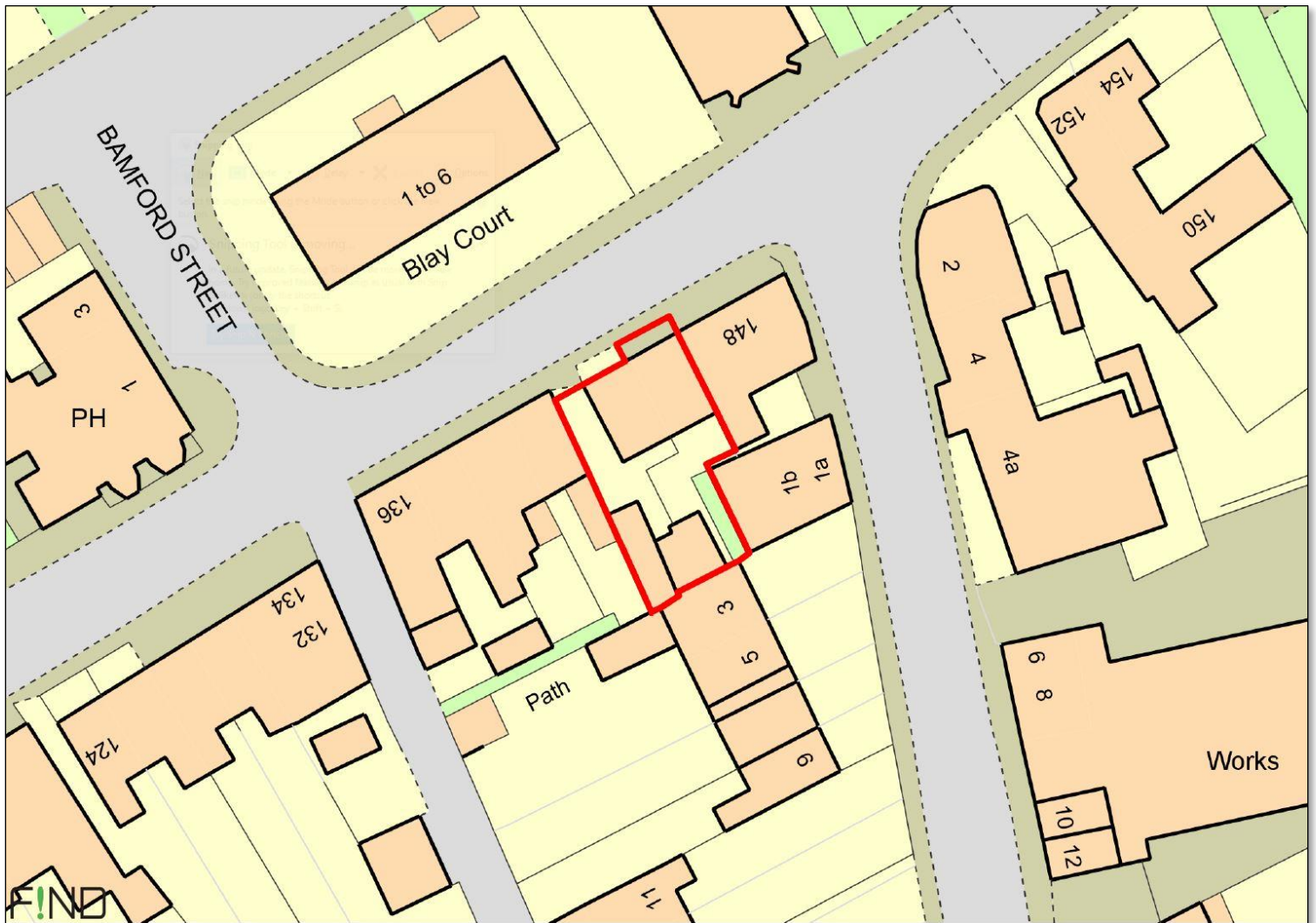
Less energy efficient

Technical Information

Main heating fuel: Gas (Liquefied Petroleum Gas)
 Building environment: Air Conditioning
 Total useful floor area (m²): 54
 Assessment level: 3
 Building emissions rate (kgCO₂e/m² per year): 34.51
 Primary energy use (kWh/m² per year): 109.03

Benchmarks

Buildings newer to this one could have ratings as follows: 30 (if newly built), 35 (if typical of the existing stock)



SHEFFIELD 0114 276 0151

8 Norfolk Row, Sheffield S1 2PA

www.markjenkinson.co.uk

CHESTERFIELD 01246 267 565

Dunston Innovation Centre, Chesterfield S41 8NG



the mark of property professionalism worldwide