

# Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



## LARGE RETAIL/SHOWROOM PREMISES

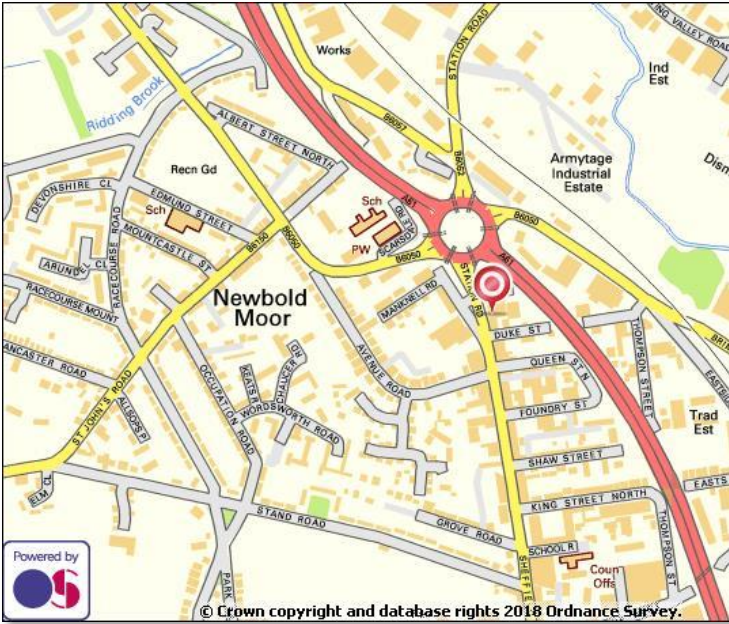
PK House, Portland Court, Whittington Moor, Chesterfield – S41 9AQ

- 586.95 sq m (6,318sq ft)
- High profile position with a high level of passing traffic
- Suitable for a variety of uses subject to consent
- Vibrant local retail / shopping centre
- Offers a range of open plan retail showroom space with offices

**TO LET**

**LOCATION**

Situated north east of the town centre, in an established busy retail area just off the A61 Inner relief road, a short distance from the Whittington Moor intersection.



**Energy Performance Certificate**  
Non-Domestic Building



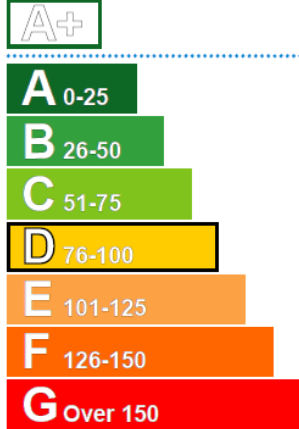
PK House, Portland Court  
Station Road  
Whittington Moor  
CHESTERFIELD  
S41 9AQ

**Certificate Reference Number:**  
9238-3081-0489-0200-1895

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 construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient



**78** This is how energy efficient the building is.

Less energy efficient

**DESCRIPTION AND ACCOMMODATION**

The property comprises a range of open plan showroom space and separate offices. The property would suit a range of operators, it has previously been used as bathroom and kitchen showroom and prior to that it was a gym.

Description	Area (sq.m.)	Area (sq.ft.)
Ground Floor	224.19	2413
First Floor	274.75	2957
Mezzanine/2 <sup>nd</sup> Floor	88.01	947

**BUSINESS RATES**

The premises have a rateable value of £21,750. 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](http://www.gov.uk/calculate-your-business-rates)

**TERMS**

The property is available by way of a new effective Full Repairing and insuring lease at a rent of £25,000 per annum exclusive.

**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 tenant.

**VAT & COSTS**

VAT will not be payable.  
Each party are to be responsible for their own costs.

**VIEWING ARRANGEMENTS**

For further information please contact the agents – Mark Jenkinson and son  
Surveyor acting: Philip Dorman MRICS  
Tel: 0114 276 0151  
Email: [philip@markjenkinson.co.uk](mailto:philip@markjenkinson.co.uk)

**Disclaimer – October 2018**

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

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