

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



GROUND FLOOR RETAIL PREMISES

Unit 1 36 Market Street, Clay Cross S45 9JE

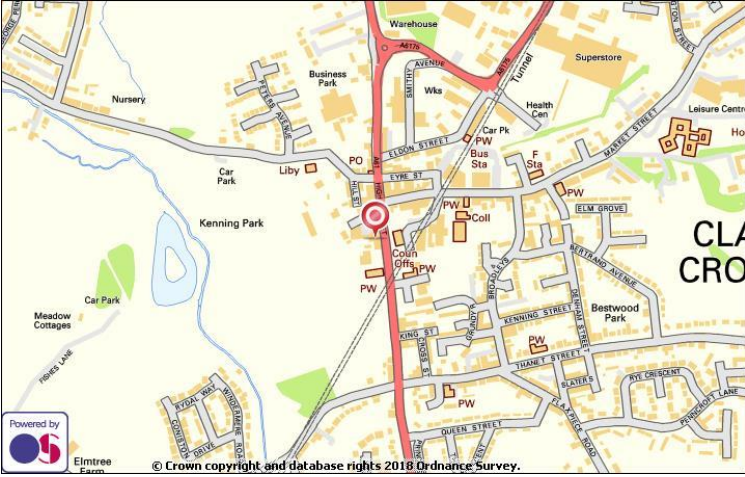
- 120.77 – 315.87 SQ. M. (2,100 – 3,400 SQ. FT.)
- Main road retail and office premises
- Car parking to rear
- Available in part or as whole

TO LET

LOCATION

The subject property is located on Market Street, within close proximity to a number of new retail led development schemes with occupiers including Tesco, Fulton Foods and Dominos Pizza.

Clay Cross is an historic mining town in North East Derbyshire approximately 6 miles south of Chesterfield. Clay Cross is accessed off Junction 29 of M1 motorway and is directly on A61 Derby Road connecting Chesterfield and Alfreton.



DESCRIPTION

The property comprises a a substantial ground floor retail/office unit forming part of an established parade.

Offered as individual retail and office units, or as a whole the accommodation briefly provides an open sales area with offices and kitchen and w/c facilities built out.

To the rear of the property is a large car park for customer use.

ACCOMMODATION

Description	Area (sq.m.)	Area (sq.ft.)
Ground Floor	315.86	3,400

BUSINESS RATES

The premises have a rateable value of £24,750. 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

TERMS/RENT

The property is available by way of a new Full Repairing and insuring lease at a term to be agreed at an asking rent of £15,000 - £25,000 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE

Display Energy Certificate HM Government
 How efficiently is this building being used?

Department for Work and Pensions
 Jobcentre Plus
 Bridge Street
 Clay Cross
 CHESTERFIELD
 S45 9EF

Certificate Reference Number:
 0320-0815-2189-9201-7002

This certificate indicates how much energy is being used to operate this building. The operational rating is based on meter readings of all the energy actually used in the building including for lighting, heating, cooling, ventilation and hot water. It is compared to a benchmark that represents performance indicative of all buildings of this type. There is more advice on how to interpret this information in the guidance document Display Energy Certificates and advisory reports for public buildings available on the Government's website at: www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Operational Rating

This tells you how efficiently energy has been used in the building. The numbers do not represent actual units of energy consumed; they represent comparative energy efficiency. 100 would be typical for this kind of building.

More energy efficient

- A 0-25
- B 26-50
- C 51-75
- D 76-100 ← 82
- E 101-125
- F 126-150
- G Over 150

Less energy efficient

Total CO₂ Emissions

This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO₂.

Previous Operational Ratings

This tells you how efficiently energy has been used in this building over the last three accounting periods.

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.

VAT & COSTS

The prices and/or rentals quoted are exclusive of VAT (if applicable)

Each party are to be responsible for their own costs.

VIEWING ARRANGEMENTS

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

Surveyor acting: Nick Wilson MRICS
 Tel: 0114 276 0151
 Email: nick.wilson@markjenkinson.co.uk

Disclaimer – February 2019

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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