



**Whitting Valley Road, Old Whittington, Chesterfield, Derbyshire S41 9EY**

 0    0    0    EPC

**£450,000**

**PINWOOD**

**Whitting Valley Road  
Old Whittington  
Chesterfield  
Derbyshire  
S41 9EY**

**£450,000**

**0 bedrooms  
0 bathrooms  
0 receptions**

- COMMERCIAL BUILDING, BUSINESS AND FIXTURES AND FITTINGS FOR SALE BY SEPERATE NEGOTIATION
- FULLY ALARMED - UPVC DOUBLE GLAZING - LIGHTING AND POWER
- PLENTY OF PARKING TO THE FRONT FOR STAFF AND CUSTOMERS
- LOCATED ON A BUSY TRADING ESTATE - CLOSE TO THE TOWN OF CHESTERFIELD
- CLOSE TO MAIN COMMUTER ROUTES AND M1 MOTORWAY JUNCT 29
- GROUND FLOOR W.C/CLOAKROOM - KITCHEN AREA
- TWO OFFICES AND A MEETING ROOM
- WORKSHOPS ON BOTH FLOORS
- SIX STORE ROOMS OF DIFFERING SIZES
- DOUBLE HEIGHT DIAGNOSTICS BAY AREA





LARGE DETACHED COMMERCIAL/MIXED USE BUILDING  
WITH PLANNING TO CONVERT TO RESIDENTIAL - 3672.00  
SQ FT

There is planning permission for living accommodation on the first floor

SITUATED AT THE ENTRANCE OF A TRADING ESTATE  
THE VILLAGE OF OLD WHITTINGTON, CLOSE TO THE  
TOWN OF CHESTERFIELD, MAIN COMMUTER ROUTES  
AND EASY ACCESS TO THE M1 MOTORWAY.

The building has 3672.00 sq ft/341.1 sq m of space set over two floors (plus loft/store) on the ground floor is a reception area, reception office, w.c/cloakroom, two workshop areas, stairs to the loft/store and a diagnostics double height bay. To the first floor is a kitchen area, meeting room, workshop, office and six stores of differing sizes. The first floor has panning to change this to residential.

To the front is plenty of customer/staff parking and to the rear is the fire escape stairs. With uPVC double glazing and being fully alarmed.

PLANNING NUMBER CHE/05/00609/FUL  
Change of use from a general industrial use(B2) to a mixed use comprising General Industry (B2) and Residential(C3)

\*\*PLEASE NOTE; ONLY PROCEEDABLE BUYERS  
ONLY\*\*

BUSINESS - AVAILABLE BY SEPERATE NEGOTIATION,  
FIXTURES AND FITTINGS ALSO AVAILABLE BY  
SEPERATE NEGOTIATION

Started back in 1998, JBS Auto Designs began life as a small performance tuner based in Chesterfield.

In 2004, JBS moved into new premises, expanding its scope for performance tuning with a full workshop and rolling road capabilities.

In the 20 years JBS have been in business they have gained a reputation for innovative and professional work, with a high degree of knowledge about all things VAG.



With 20 years experience, JBS are the UK's leading VAG specialist with a reputation for innovative and professional work.

WEBSITE OFFERING DELIVERY AND CLICK AND COLLECT  
<https://www.jbs.co.uk/>

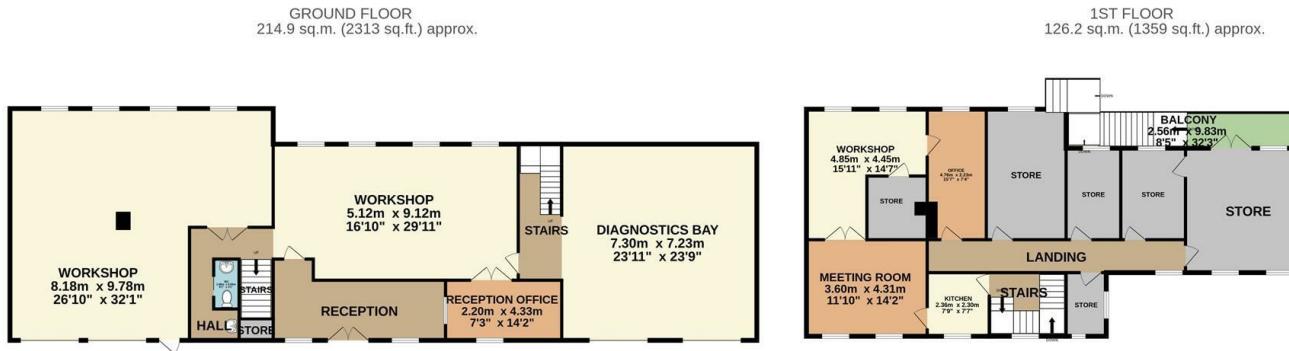
#### SOCIAL MEDIA ACCOUNTS

<https://www.facebook.com/JBS.co.uk/>  
<https://www.instagram.com/jbsautodesigns?igsh=MXV3OXptemsyeGFqNg==>

\*\*VIDEO TOUR - TAKE A LOOK AROUND\*

#### DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.



TOTAL FLOOR AREA: 341.1 sq.m. (3672 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039



**ESTAS**  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



FEDERATION  
OF INDEPENDENT  
AGENTS

PINEWOOD