

TO LET

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk

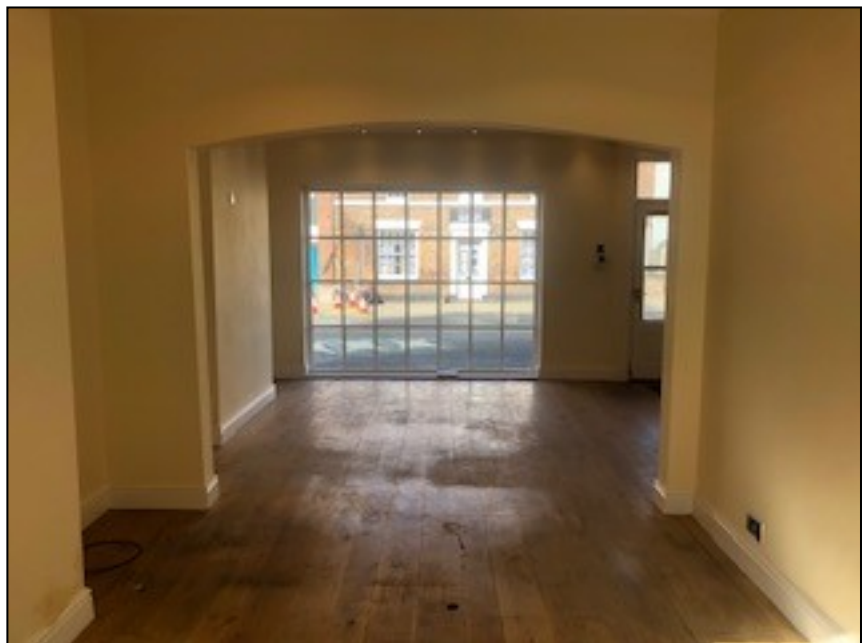


17 GROSVENOR STREET, CHESTER, CH1 2DD

OFFICE/RETAIL PREMISES WITH
A2 PLANNING CONSENT

1,303 SQ FT (121.05 SQ M)

- PROMINENT FRONTAGE ONTO GROSVENOR STREET
- SUITABLE FOR ALTERNATIVE USES SUBJECT TO PLANNING



DESCRIPTION

The property is of brick construction and is self-contained over three floors. The unit currently has planning for A2 use but is suitable for other uses, subject to planning.

The property occupies a prominent pitch on Grosvenor Street, with good passing trade.

TERMS

The property is available on a Full Repairing & Insuring lease direct from the Landlord for a term to be negotiated.

UTILITIES

Gas, water and electric are available at the property. The ingoing tenant is responsible for payment.

BROADBAND

We have undertaken a check with BT Open Reach and a broadband speed of up to 73 MBPS should be available. Interested parties are strongly advised to make their own investigations.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E—119.

RENT

£18,000 per annum payable quarterly in advance by way of direct debit.

RENT DEPOSIT

Subject to a tenant credit check a 3 month deposit may be requested.

RATES

The property has a rateable value of £18,250. Therefore rates payable will be in the region of £8,900.

BUILDING INSURANCE

The landlord will insure the building and recover premium from tenant.

ANTI-MONEY LAUNDERING REGULATIONS

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

PLANS/PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

VAT is payable on all sums due the landlord.

VIEWING

By prior appointment through the sole agent, Legat Owen:

Rupert Chadwick-Dunbar—01244 408239
rupertchadwickdunbar@legatowen.co.uk

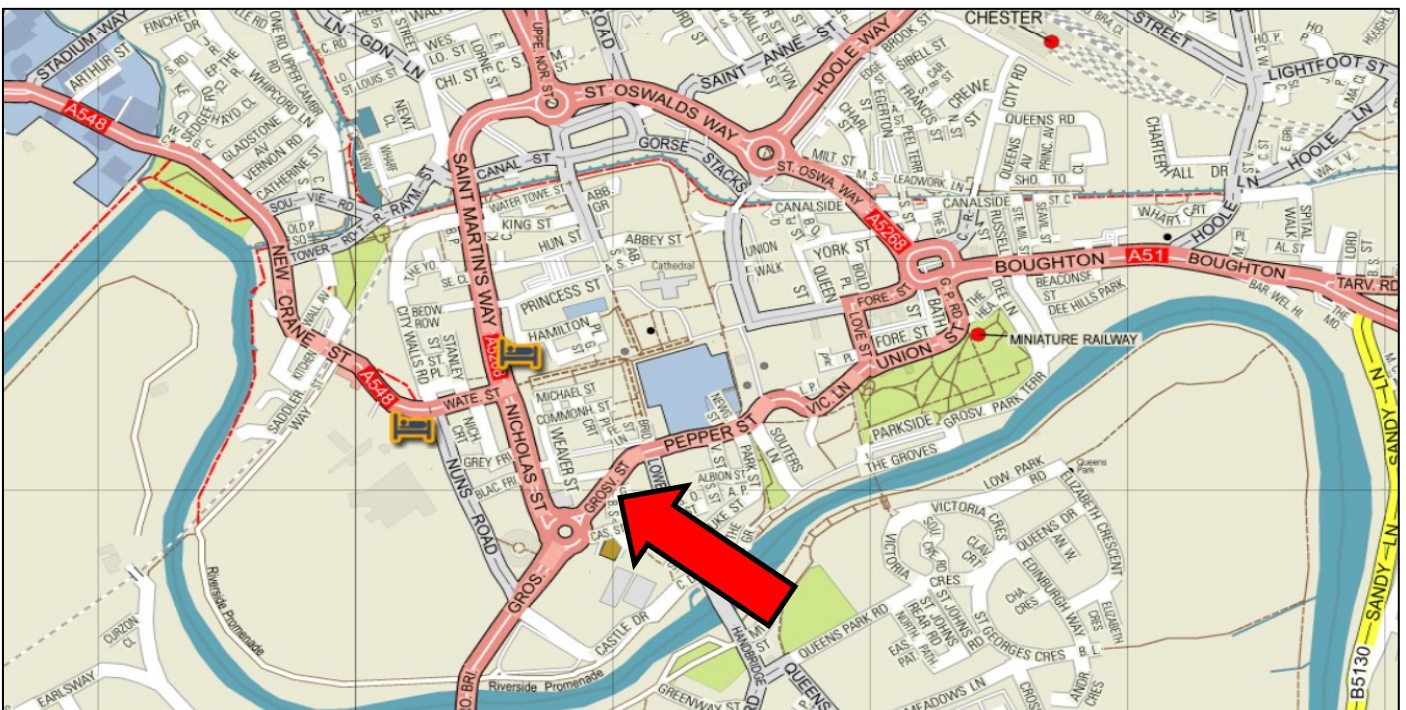
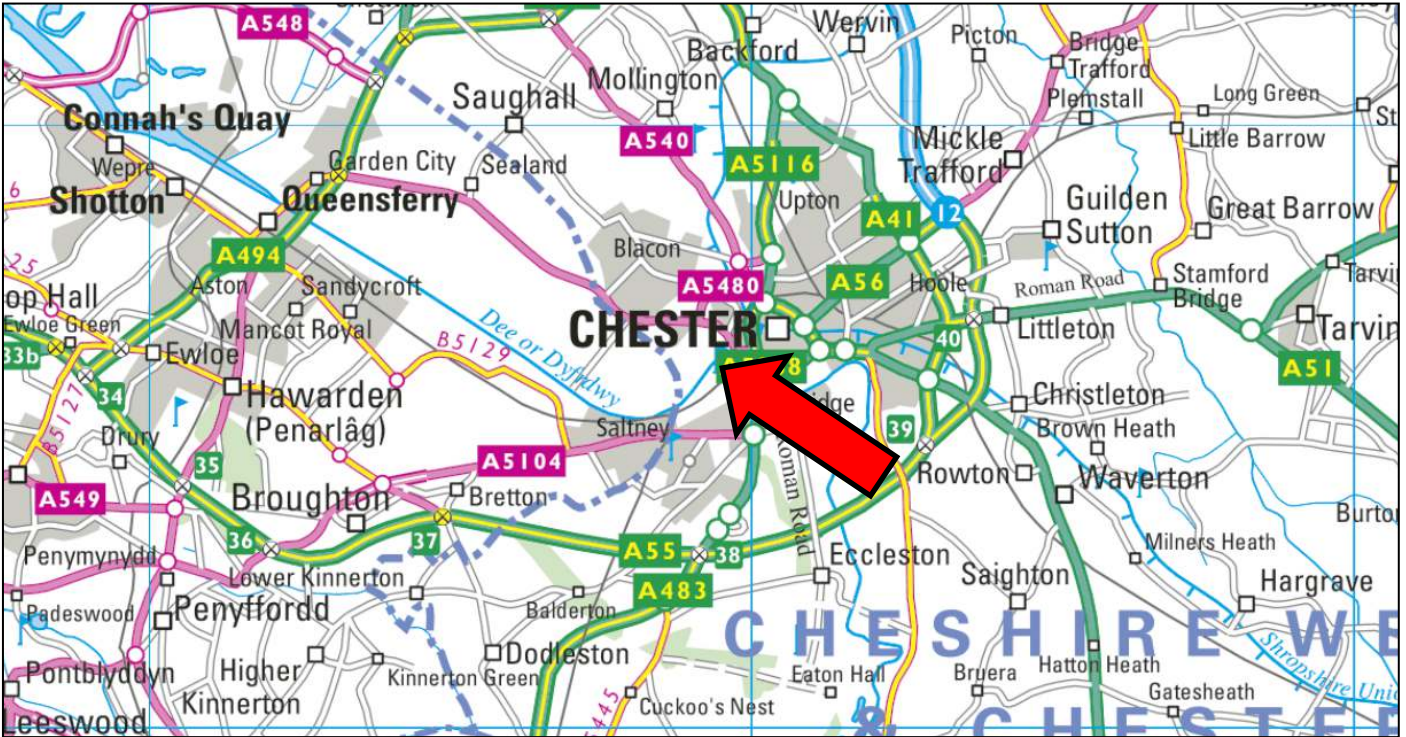
Hannah Baker - 01244 408271
hannahbaker@legatowen.co.uk





LOCATION

The property is located on Grosvenor Street close to HQ offices and within walking distance of Chester city centre. Local occupiers in the vicinity are predominantly professional services including estate agents, solicitors and financial services.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.