

**ROYAL HOUSE, DELAMERE STREET,
CHESTER, CH1 4DS**

OFFICE TO LET

**GOOD QUALITY OFFICE ACCOMMODATION
TO LET**

WILD

COMMERCIAL PROPERTY

01244 321 555

www.wildcp.co.uk



Location

The office occupies a prominent retailing position in the heart of the historic city of Chester. It has excellent visibility close to the inner ring road and with other occupiers close by including Tesco, Papa Johns and the new Medical Centre. The property can be more readily identified from the attached plan.

Description

The office accommodation is situated on the first and second floors of Royal House with a communal reception, lift and staircase. The offices are primarily open plan, although do have a number of internal partitions, uPVC double glazed windows, suspended ceiling. Each floor has its own kitchen and WC facilities. There are 19 car parking spaces included in the letting.

Accommodation

The property has the following approximate net internal areas:

First Floor	3100 sqft	288 sqm
Second Floor	3100 sqft	288 sqm
Total Accommodation	6200 sqft	576 sqm

Rent

£75,000 pax (£37,500 pax for each floor)

Assessments

Verbal enquiries of the Local Authority indicate the property has the following rateable values:-

First Floor	£26,000
Second Floor	£28,000

Tenure

The offices are available on a new effectively full repairing and insuring lease, subject to upward only rent reviews.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

EPC

Band E -117 Rating

VAT

Prices, outgoings and rentals are exclusive of but may be liable to VAT.

Service Charge

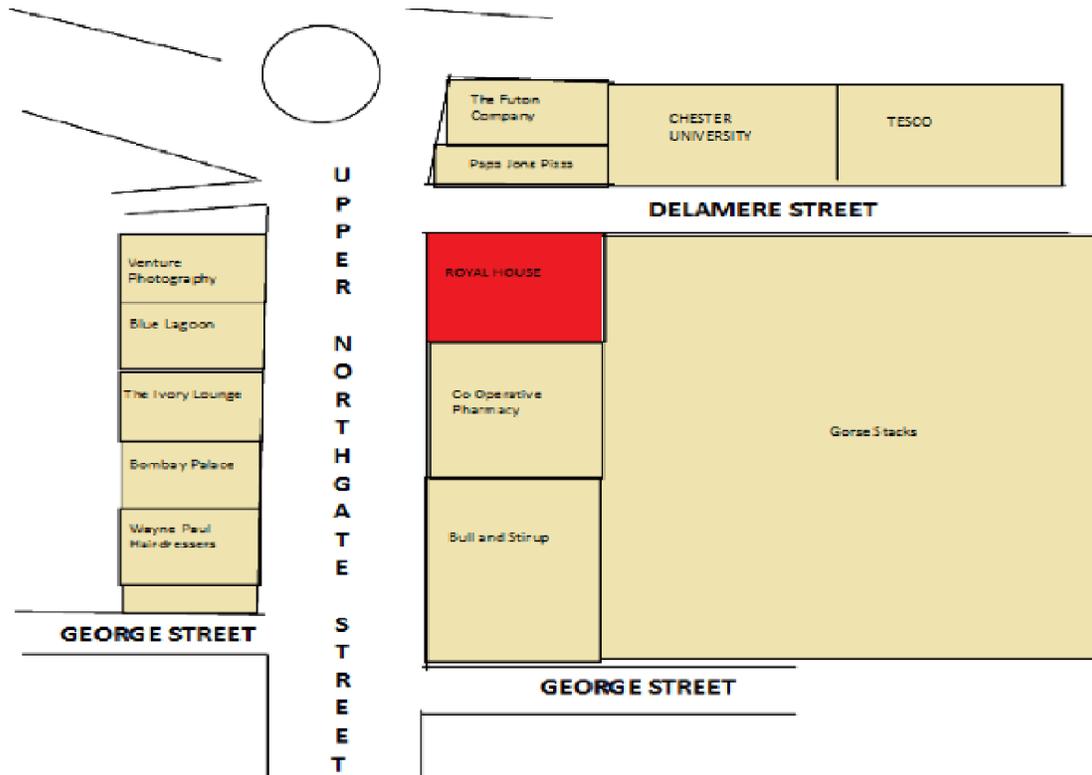
A service charge is payable to cover the Landlords apportioned running costs and insurance, further details available on request.

Photographs and Plans

Any Photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Subject to Contract

DTFW 8.4.15



Viewing

Strictly by appointment through the agents, Wild Commercial Property

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