

**Suite 4B, Merchants House, Chester,
CH1 2BE**

**HIGH QUALITY OFFICE IN THE CITY CENTRE
TO LET**

WILD

COMMERCIAL PROPERTY

01244 321 555

www.wildcp.co.uk



Location

The property occupies a prominent position in the heart of the historic city of Chester. The building is located close to Watergate St and Northgate St with the office on the top floor. The property can be more readily identified from the attached plan.

Description

The accommodation is an excellent high quality open plan office with a shared WC. It has raised a raised floor and air conditioning. There is also an impressive shared entrance with lift to the upper floors. The office also has 1 car parking space.

Tenure

The office is held on a 5 year effectively full repairing and insuring lease from 30 August 2016. There is a tenant only break after 3 years.

Rent

£13,500 pa (Rental incentives are available)

Assessments

Verbal enquiries of the Local Authority indicate the property has a rateable value of £14,250

Rateable value from April 2017: £13,000

Accommodation

The office has the following approximate areas:

4B	1066 sqft	99 sqm
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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.

EPC

An EPC has been commissioned and is available on request.

Service Charge

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

Legal Costs

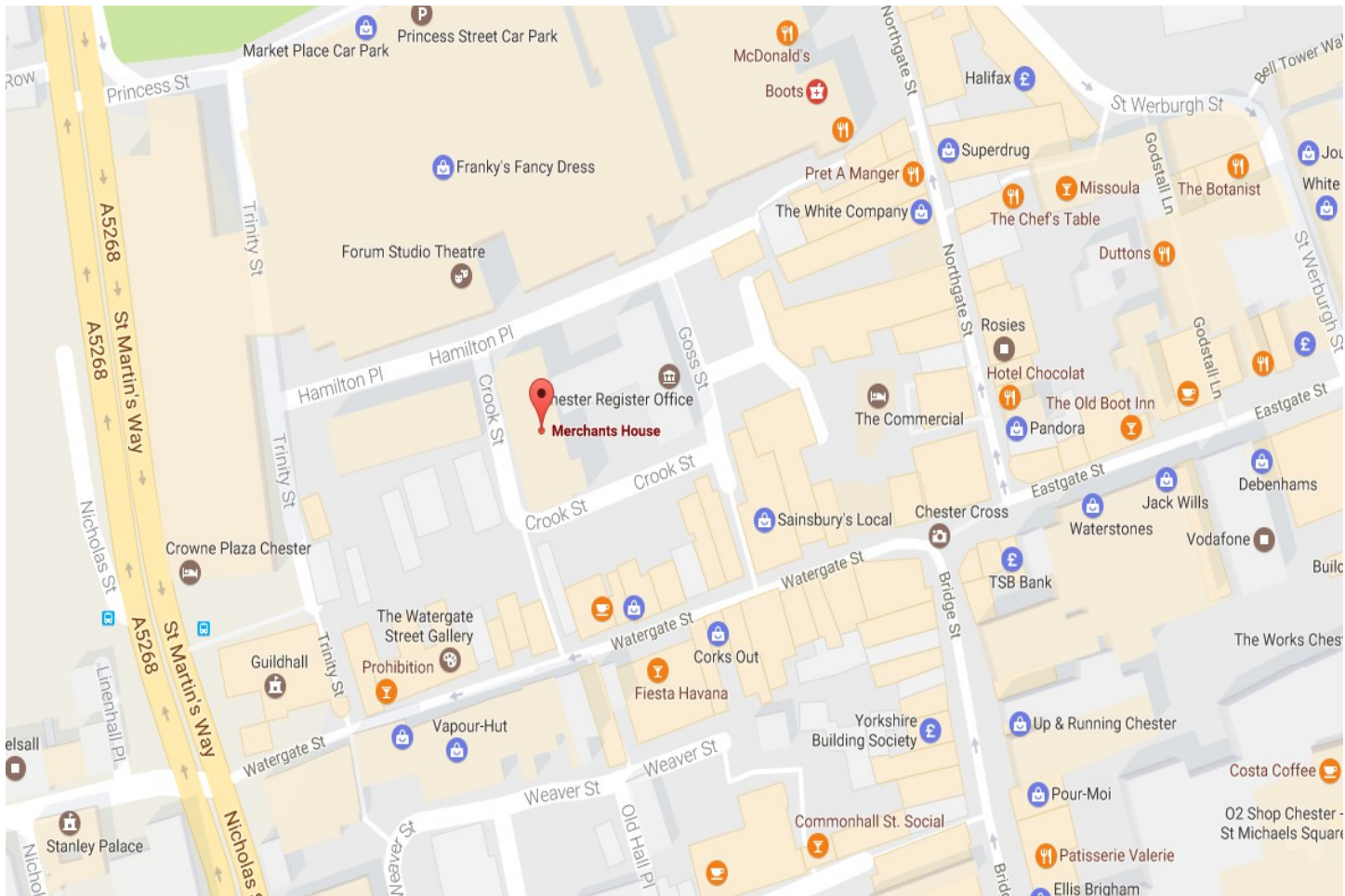
Each party to be responsible for their own legal costs incurred in the transaction.

VAT

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

Subject to Contract

DTFW 7/2/16



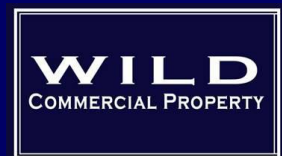
Viewing

Strictly by appointment through the agents, Wild Commercial Property

Dan Wild

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