

# The Bond, Godstall Lane, Chester OFFICES TO LET



## **Location**

The property is located in an excellent position in the heart of Chester, just off Eastgate Row. The location can be more readily identified from the attached plan.

## **Description**

The property comprises second and third floor offices with separate kitchen, WC and storage.

## **Accommodation**

The offices has the following approximate areas and dimensions:

### **Second Floor Office**

Floor Area approx, 550 sq ft

## **Tenure**

The property is to be let on a new effectively full repairing and insuring lease, subject to upward only rent reviews.

## **Rent**

### **Second Floor Office**

£4,000 pa

## **Legal Costs**

Each party to be responsible for their own legal costs.

## **VAT**

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

## **EPC**

An EPC has been commissioned and is available on requested.

## **Service Charge**

A service charge is payable to cover the landlords apportioned running costs and insurance.

### **Second Floor Office**

£312.50 per quarter

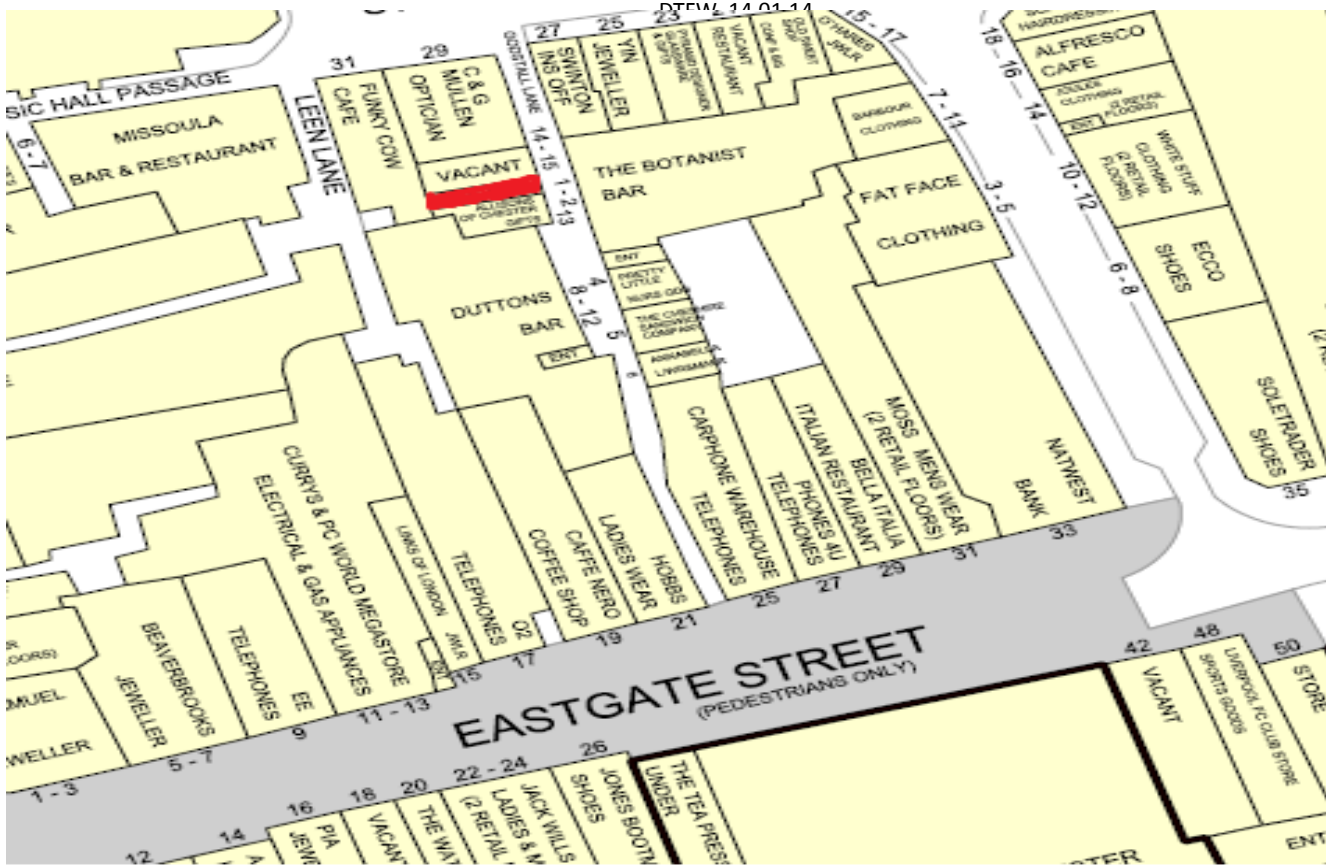
## **Assessment**

Verbal enquiries of the Local Authority indicate the property has a rateable value of:

Second Floor Office - £3,850

**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.



**Viewing**

Strictly by appointment through the agents, Wild Commercial Property

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