

First Floor Office
The Parade
8 Guy Lane
Waverton CH3 7NX
OFFICE TO LET



Location

The property is located in a good location as part of a local shopping parade in the village of Waverton, approximately 3 miles south of Chester City Centre. The parade provides a range of local amenities such as a One-Stop supermarket, hairdressers and takeaway outlet. The Property can be more readily identified from the attached plan.

Description

The office consists of a self contained first floor unit with single wc.

Tenure

The Property is available on a new full repairing and insuring lease for a term of years to be agreed.

Accommodation

The unit has the following net internal area:

47.22 sqm 508 sq ft

Rent

£7,500 per annum exclusive

Assessments

Verbal enquiries of the Local Authority indicate the property has a rateable value of £5,000pa

EPC

An EPC has been commissioned and is 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.

VAT

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

Legal Costs

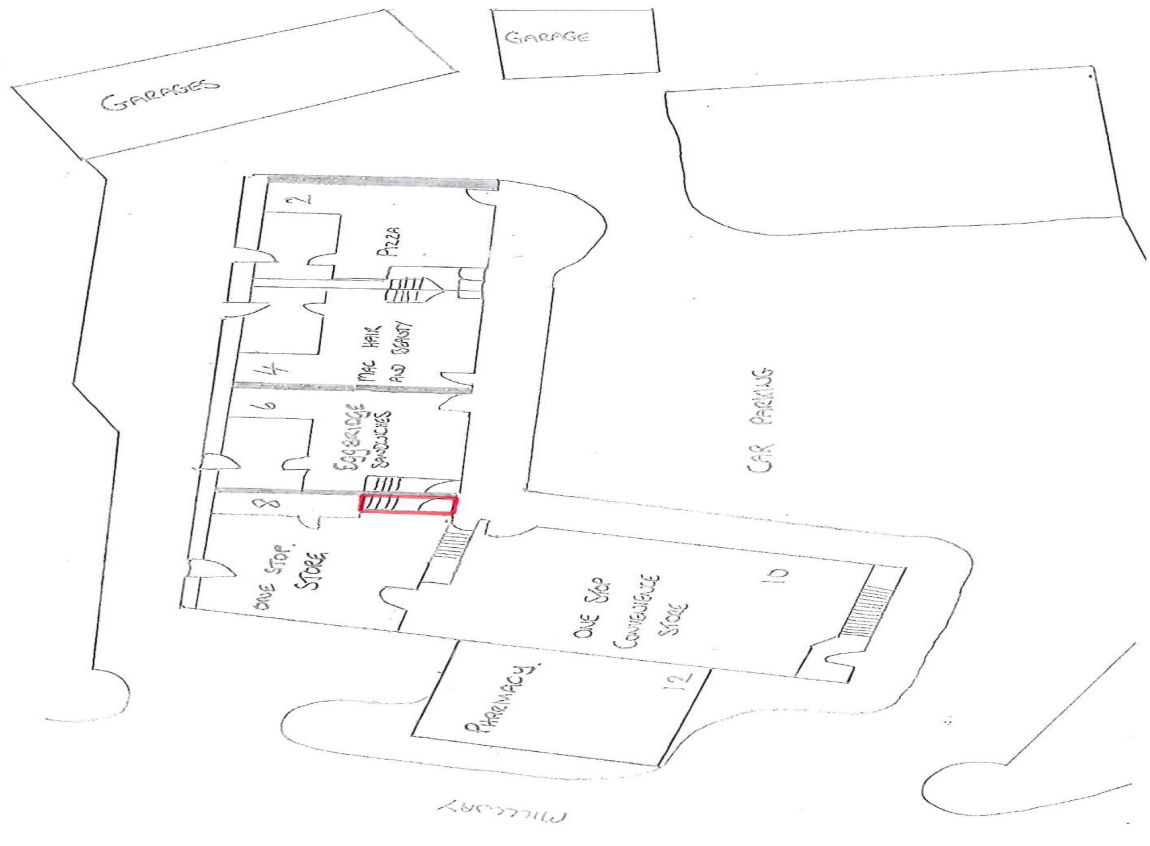
Each party to be responsible for their own legal costs incurred in the transaction.

Service charges

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

Subject to Contract

DTFW 07.06.17



Viewing

Strictly by appointment through the agents, Wild Commercial Property

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