

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 first, second and third floor offices with separate kitchen, WC and storage

Accommodation

The offices have the following approximate areas and dimensions:

First 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. Available from June 23rd 2018

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.

First Floor Office:

Approx £312 per quarter

Assessment

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

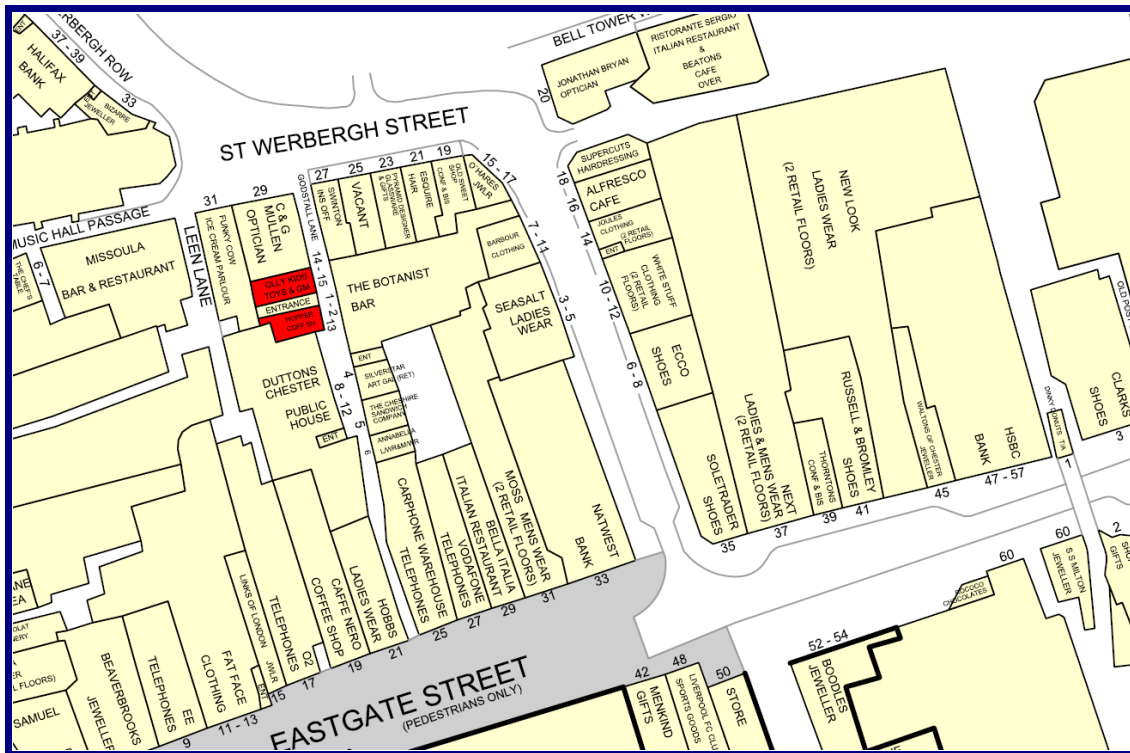
First Floor Office - £5,400

Rent
First Floor Office
£4,000 pa

Money Laundering Regulations
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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 12.03.18



Viewing

Strictly by appointment through the agents, Wild Commercial Property

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