

TO LET

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk



**10 St John Street, Chester,
Cheshire, CH1 1DA**

HIGH QUALITY OPEN PLAN OFFICE WITH
AIR CONDITIONING

626 - 1,933 SQ FT

TWO SUITES AVAILABLE
WELL LOCATED WITHIN CHESTER CITY
CENTRE



DESCRIPTION

10 St John Street is a four storey mixed use property with ground floor / mezzanine restaurant and three floors of self contained offices above.

The offices are accessed from ground floor level on St John Street through a secure door entry system which leads to the lobby providing access to the upper floors either by way of a lift or via the stairs.

TERMS

The premises are available on new effective full repairing and insuring lease direct from the landlord.

CAR PARKING

There is no car parking available at the property however being well located within the city centre means it is close to Grosvenor Shopping Centre car park and Pepper Street NCP.

UTILITIES

Gas and water is included within the service charge. The tenant is responsible for the payment of electric, telephone and broadband.

BROADBAND

We have undertaken a check with BT Open Reach and a broadband speed of up to 19.5 MBPS should be available. Interested parties are strongly advised to make their own investigations.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B,34.

RENT

Rent is payable quarterly in advance by direct debit. There will be an upward only rent review every 3rd or 5th year, depending on length of lease.

RENT DEPOSIT

A 3 month rent deposit may be requested dependant on credit check.

SERVICE CHARGE

A service charge is payable. This covers:

- Gas
- External Repairs
- Lift Maintenance
- Cleaning of Shared Areas

* Service charge subject to reconciliation each year.

RATES

The tenant is responsible for the payment of business rates.

* If rateable value is below £15,000 then an occupier may benefit from small business rates relief.

BUILDING INSURANCE

The landlord will insure the building and recover premium from tenant.

PLANS/ PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

VAT is payable on all sums due the landlord.

VIEWING

By prior appointment through the sole agent, Legat Owen:

Will Sadler
 01244 408219 / 07957 562816
willsadler@legatowen.co.uk

Unit	Size (sq ft)	Rent (per annum)	Rateable Value	Rates Payable	Budget Service Charge (per annum)	Building Insurance (per annum)
Third - 1B	626	£8,500	£6,900	£3,450*	£3,000	£200
Third - 2	1,307	£17,000	£13,000	£6,500*	£5,730	£375
Total	1,933	£25,500	£19,900	£9,950	£8,730	£575

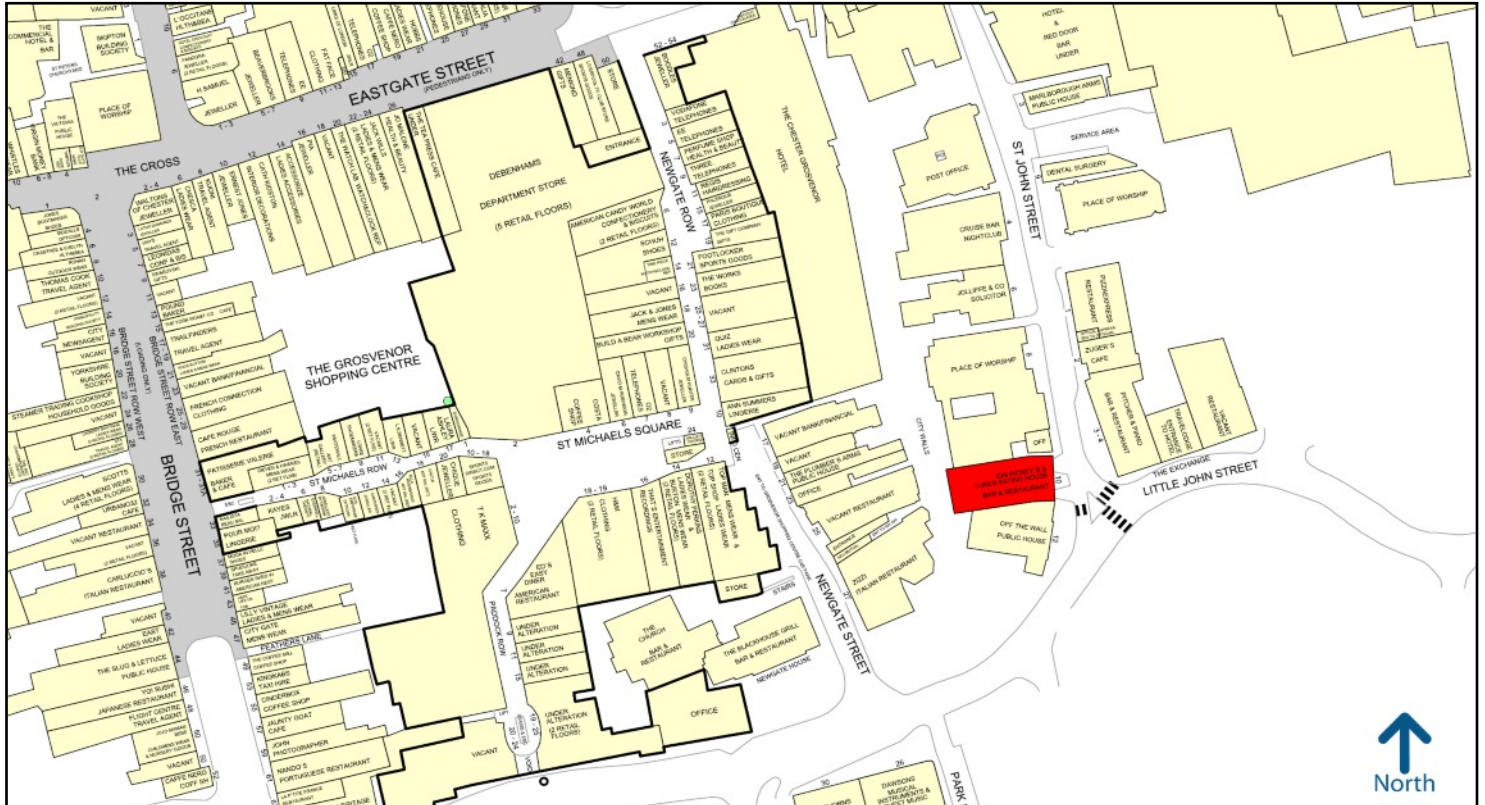


Third floor



LOCATION

Chester is located approximately 72 km (45 miles) south-west of Manchester and 21 km (30 miles) south of Liverpool. Chester benefits from excellent road communication links with the M 53 motorway to the East providing direct access to the Wirral, the M56 motorway and the A55 providing access to North Wales.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

August, 17

SUBJECT TO CONTRACT