

**17/19 BOUGHTON
CHESTER
CH3 5AE**



TO LET

**Prominent main road retail showroom in early Boughton
Ground floor area 134.9 sq m (1453 sq ft) plus integral garage space
Close to Waitrose development and other retail showrooms nearby
New lease available, rental £25,000 pax no VAT**

LOCATION

Chester is the county town of Cheshire, a highly regarded office regional centre, and also an important historic tourist resort. The city has a renowned shopping centre with an extensive catchment area, highly accessible via the regional and national motorway network.

The premises are prominently located in early Boughton. The immediate area comprises a main arterial route in the City Centre, being dual carriageway in nature, and is in an area of significant residential development. A Waitrose store is nearby, with extensive on site car parking, and there are retail showrooms in the immediate vicinity, including American Golf. The premises are also within reasonable proximity of the main Railway Station, and there are car parking facilities nearby.

DESCRIPTION

The property comprises the ground floor of a modern showroom/office building, with frontages to both Boughton and Steam Mill Street. The building comprises a former retail showroom, providing flexible retail accommodation for a variety of uses.

In addition, there is a single space car park available, within the integral garage.

ACCOMMODATION/AREAS

Maximum depth	15.6 m	50'10"
Internal width	10.9 m	36'0"
Return frontage	10.6 m	35'0"

Ground floor area 134.9 sq m (1453 sq ft)

1 car park space within an enclosed garage is available subject to further negotiation.

RENTAL

A rental of £25,000 pax is required.

LEASE

A new medium term lease will be required, on tenants repairing and insuring terms, by way of service charge, for a period to be agreed.

RATES

The VOA website confirms the property has a Rateable Value of £19,250 (2017/2018).

For further information interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester 0300 123 7 023

SERVICES

All main services are available or connected to the property subject to statutory regulations.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

The Energy Performance Asset Rating for this property is C – Certificate Reference Number: 0575-3052-0616-0400-5621

A full copy of the Energy Performance Certificate is available upon request from the agents.

PLANS/PHOTOGRAPHS

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

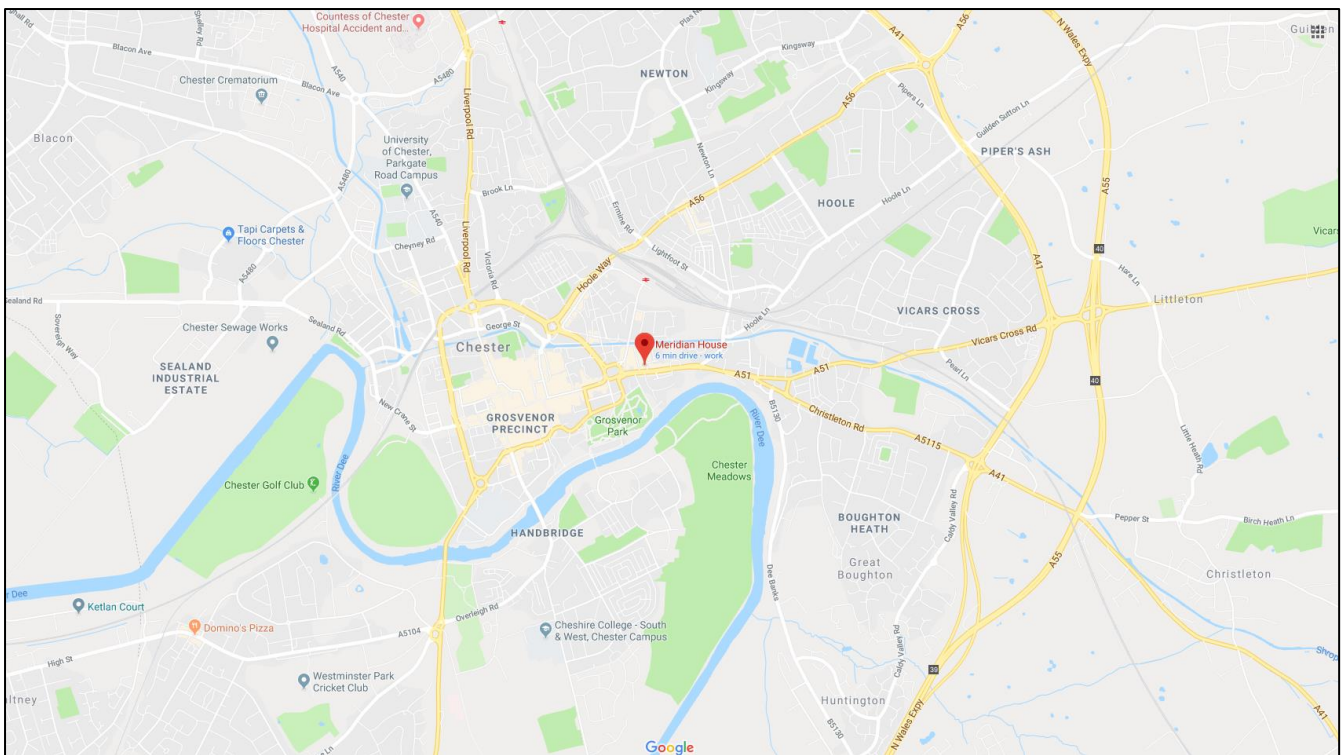
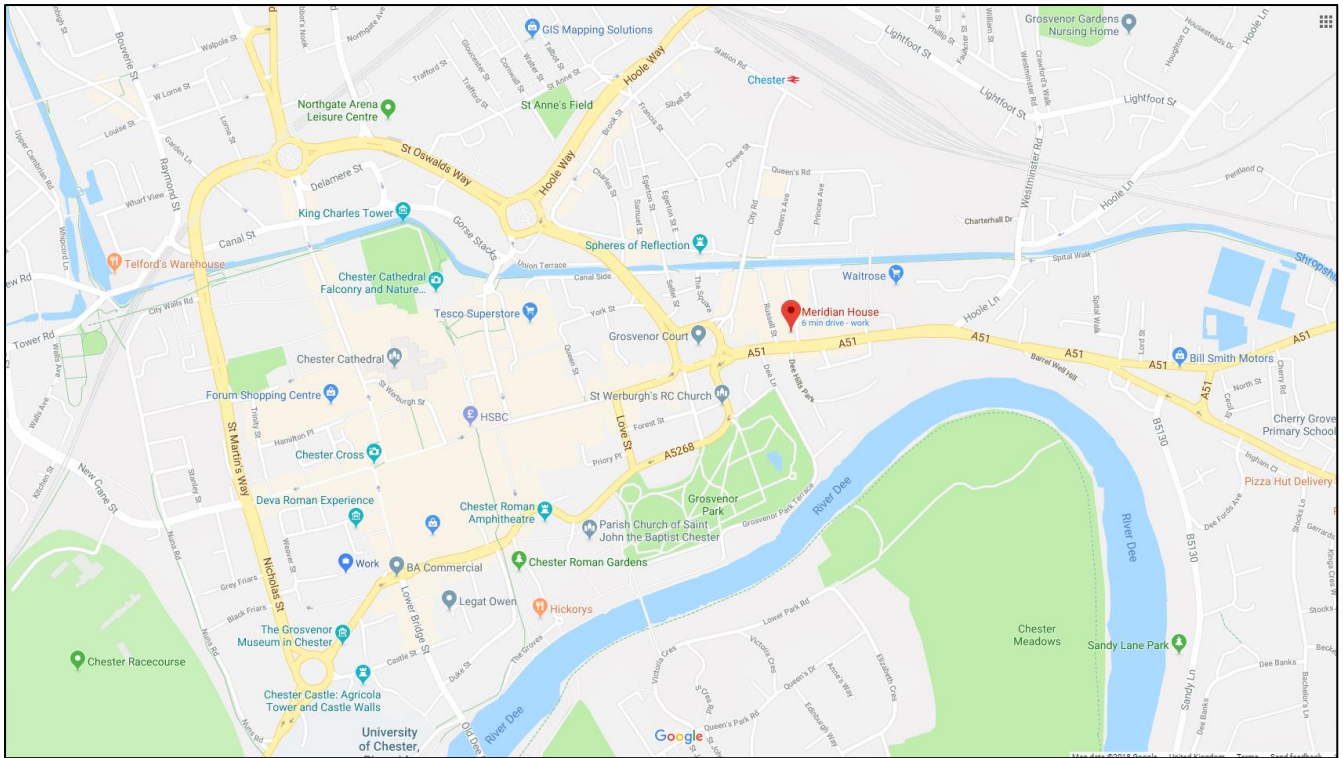
VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. **Ref: JRJ 03/2017.**

SUBJECT TO CONTRACT







IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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