

# TO LET

**LegatOwen**  
CHARTERED SURVEYORS  
**01244 408200**  
[www.legatowen.co.uk](http://www.legatowen.co.uk)



**8 Commonhall Street, Chester, CH1 2BJ**

FULLY REFURBISHED OFFICE TO RENT

**1,055 SQ FT OVER 3 FLOORS**

SUPERB CITY CENTRE LOCATION

FULLY DECORATED

NEW CARPET

NEW CENTRAL HEATING SYSTEM

NEW ENERGY EFFICIENT LED LIGHTING

COMPUTER CABLED THROUGHOUT



## DESCRIPTION

A mid-terraced self contained property arranged over ground, first and second floors. Broadly, the property comprises two rooms at each level, together with a small kitchen and WC on the ground floor. The property has been refurbished to an exceptionally high standard to include:-

- Re-decoration throughout
- New carpeting throughout
- New fire alarm
- New energy efficient LED lighting
- Computer cabling throughout
- External yard area
- Self contained

## TERMS

The property is available on a new internal repairing and insuring lease directly from the landlord.

## CAR PARKING

Contract parking is available within a very short distance of the property.

## UTILITIES

The tenant will be responsible for the payment of utilities.

## BROADBAND

We have undertaken a broadband speed check and superfast fibre is available. The property is cabled for IT.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of F, 141.

## RENT

£12,500 per annum plus VAT.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring practice and extends to a net internal area of 1,055 sq ft.

## RATES

The tenant is responsible for the payment of business rates.

Rateable Value = £9,400

Rates Payable - circa £4,700

Eligible for 100% small business rates relief.

## BUILDING INSURANCE

The landlord will insure the property and recover the premium from the tenant. The premium is £X up to £X for 2019.

## 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](mailto:willsadler@legatowen.co.uk)

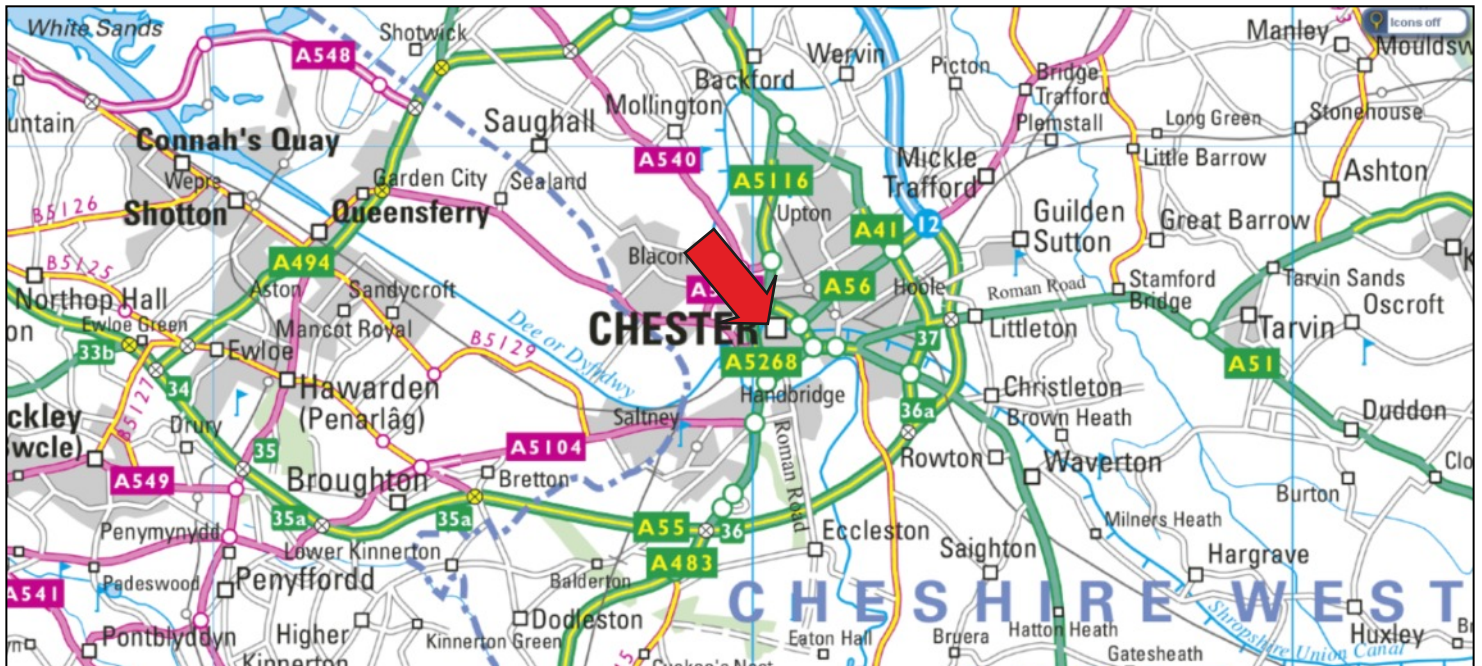
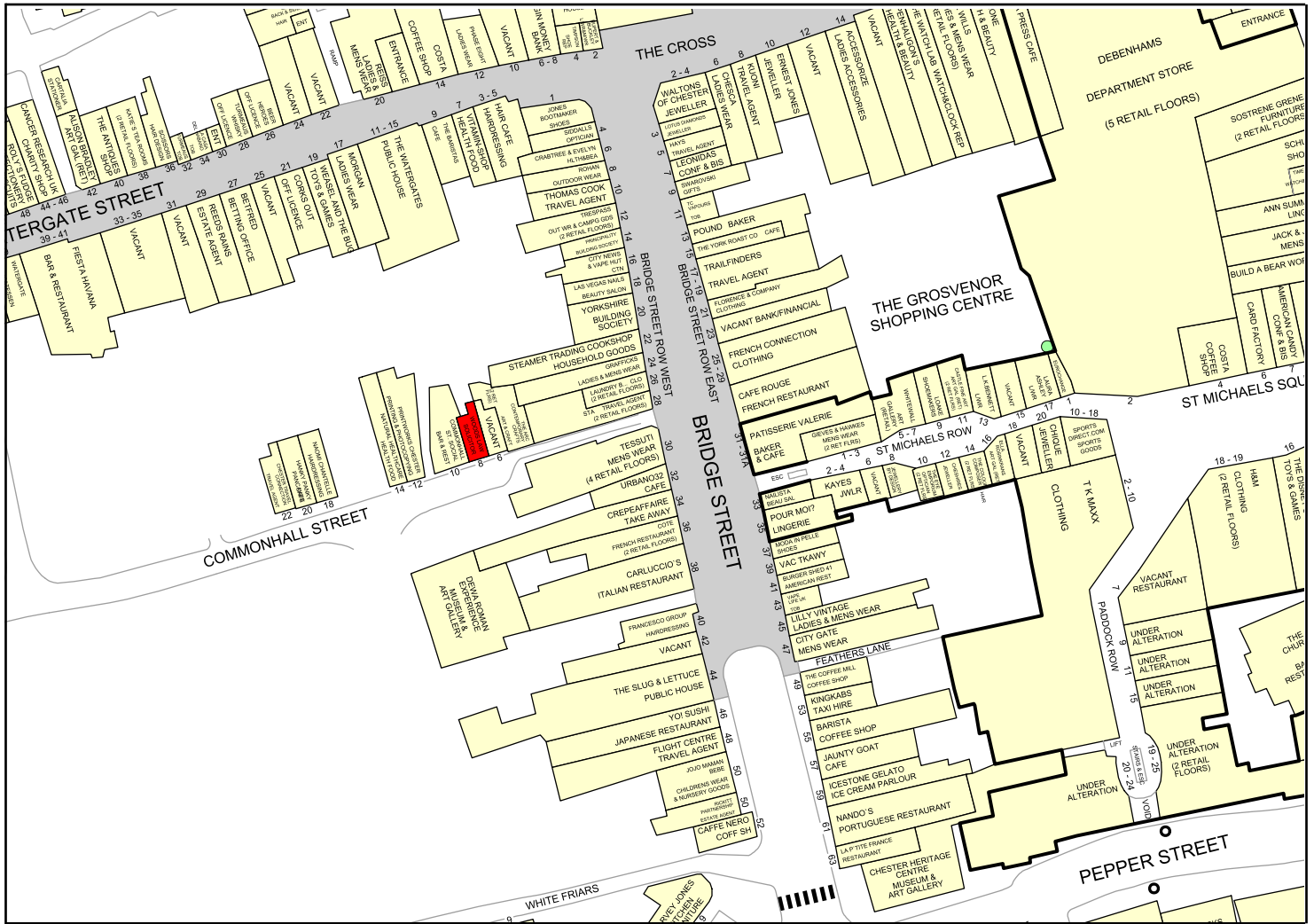






**LOCATION**

The property is situated within Chester city centre on Commonhall Street, immediately off Bridge Street. As such, the property is conveniently situated for immediate access to all of the facilities and amenities that the City Centre has to offer.



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