



**TO LET** 

## Office, Retail

# 17 Grosvenor Street, Chester, CH1 2DD



### Description

The premises are arranged over three floors and have the benefit of A2 planning consent. On the ground floor is a shop/office and the upper floors can either be used as offices or living accommodation and sub-let subject to landlords consent.

### Location

The premises are located in Chester City Centre on the ring road. Surrounding occupiers are predominantly estate agents and cafe/bars.

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#### Rental Price

£18,000 per annum (REDUCED RENT)

#### Accommodation

Sales Area	34.37m <sup>2</sup>	370ft <sup>2</sup>
Rear Office/ Store	8.08m <sup>2</sup>	87ft²
WC facilities		
Mezzanine Bathroom		
First Floor Offices	35.95m <sup>2</sup>	387ft²
Mezzanine Kitchen	6.50m <sup>2</sup>	70ft²
Second Floor Stores/Bedrooms	36.14m <sup>2</sup>	389ft²

### **Legal Costs**

The ingoing tenant is responsible for the landlords legal costs incurred in the preparation of the new lease and counterpart.

#### **VAT Statement**

All prices and rents quoted are exclusive of vat if applicable.

#### **Tenure**

The premises are available by way of a new full repairing and insuring lease the length of which is negotiable.

### Rating Assessment

Rateable value 2018/2019	£18,250

Strictly by arrangement with the sole agents:

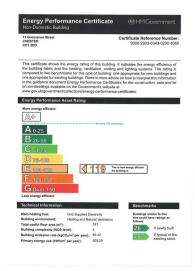


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