

# Smith AND SONS

PROPERTY CONSULTANTS

ESTABLISHED  
175 YEARS  
1840

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.

0151 647 9272

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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>	87ft <sup>2</sup>
WC facilities		
Mezzanine Bathroom		
First Floor Offices	35.95m <sup>2</sup>	387ft <sup>2</sup>
Mezzanine Kitchen	6.50m <sup>2</sup>	70ft <sup>2</sup>
Second Floor Stores/Bedrooms	36.14m <sup>2</sup>	389ft <sup>2</sup>

## 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
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## 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.

Strictly by arrangement with the sole agents:



**Sean Seery**  
Residential / Commercial Management  
E: sts@smithandsons.net  
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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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