

**ROYAL HOUSE
DELAMERE STREET
CHESTER**



- **First and Second Floor Office Accommodation**
 - 3,100 – 6,200 sq. ft.
 - Generous Car Parking
- **Open Plan and Partitioned Accommodation**

TO LET

Legat Owen
CHARTERED SURVEYORS

Albion House, Albion Street, Chester, CH1 1RQ
Tel: 01244 408200 Fax: 01244 408208
www.legatowen.co.uk

LOCATION

Royal House is situated in Chester city centre at the junction of Upper Northgate Street and Delamere Street, just a short distance to the south of the Fountains Roundabout. The property is directly opposite the new Travelodge hotel / Tesco Express and is a short walk from Chester city centre.

DESCRIPTION

Royal House is a detached commercial property at the junction of Upper Northgate Street and Delamere Street. The ground floor comprises a vacant retail / showroom unit, together with a pharmacy, and the first and second floors provide office accommodation with a dedicated entrance off Delamere Street.

Each floor provides a combination of open plan and partitioned office accommodation which can of course be re-positioned to suit an incoming tenant's particular requirements.

Each floor of 3,100 sq. ft. benefits from cassette air conditioning units, double glazing, category II lighting, dedicated kitchen area and they are ready for immediate occupation.

CAR PARKING

A total of 19 car parking spaces are provided for both floors.

SERVICE CHARGE

A service charge is payable. Full details upon application to the joint agents.

RENT

The premises are available at an annual rental of £10 per sq. ft. This excludes car parking which is available at an annual rental of £750 per space.

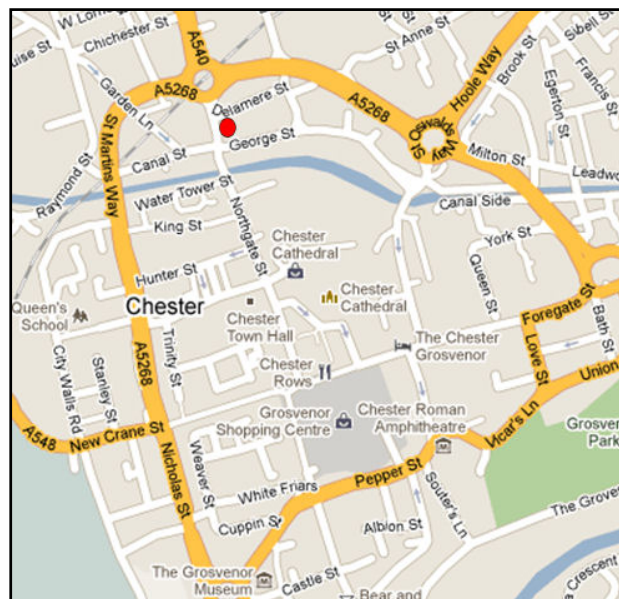
RATEABLE VALUE 2010

First floor - £26,000

Second floor - £28,000 (to include 2 car parking spaces)

UTILITIES

Each floor has its own meter for electricity. There is a single meter for gas, the costs of which are included within the service charge.



BUILDING INSURANCE

The landlord insures the building and recovers a proportion of the premium from the tenant.

LEASE

The premises are available on a new lease directly from the landlord.

EPC

An EPC is in the process of being prepared

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING

By prior appointment with the joint agents,

Will Sadler

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SUBJECT TO CONTRACT