

9 GODSTALL LANE CHESTER CH1 1LN



TO LET

- Offices to let
- Located on first and second floor

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

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LOCATION

The offices are located in the centre of Chester on Godstall Lane, a quaint passageway linking St Werburgh St with Eastgate St. Godstall Lane hosts several small boutique shops, The Botanist restaurant and Duttons bar/restaurant. The property can be more readily identified from the attached plan.

DESCRIPTION

The offices are located on the first and second floor with one WC and access off Godstall Lane.

ACCOMMODATION/AREAS

The offices have the following approximate areas:

Office 1	307 sqft	28.52sqm
Office 2	217 sqft	20.16 sqm
Office 3	238 sqft	22.11sqm
Office 4	315 sqft	29.26sqm
Total	1077sqft	100.05sqm

RENTAL

£ 8,000 pax.

LEASE

The offices are available by way of a new effectively full repairing and insuring lease subject to upward only rent reviews.

RATES

To be assessed.

EPC

An EPC has been commissioned and is available on request.

VAT

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

SERVICE CHARGE

A service charge is payable to cover the landlords apportioned running costs and insurance, further details available on request.

LEGAL COSTS

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

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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: DTFW 03/04/19

Email: dan.wild@bacommercial.com

SUBJECT TO CONTRACT

Chester

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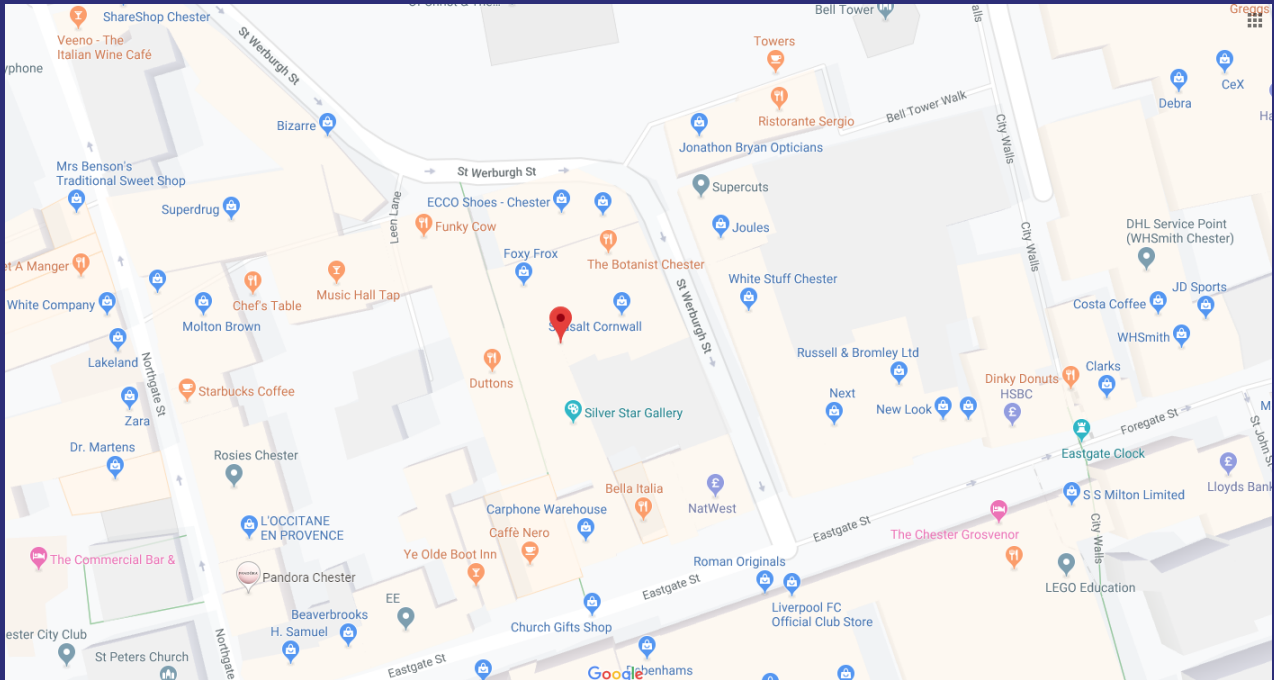
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