



TO LET – MAY SPLIT

RETAIL
PREMISES

17-19 Boughton, Chester CH3 5AE

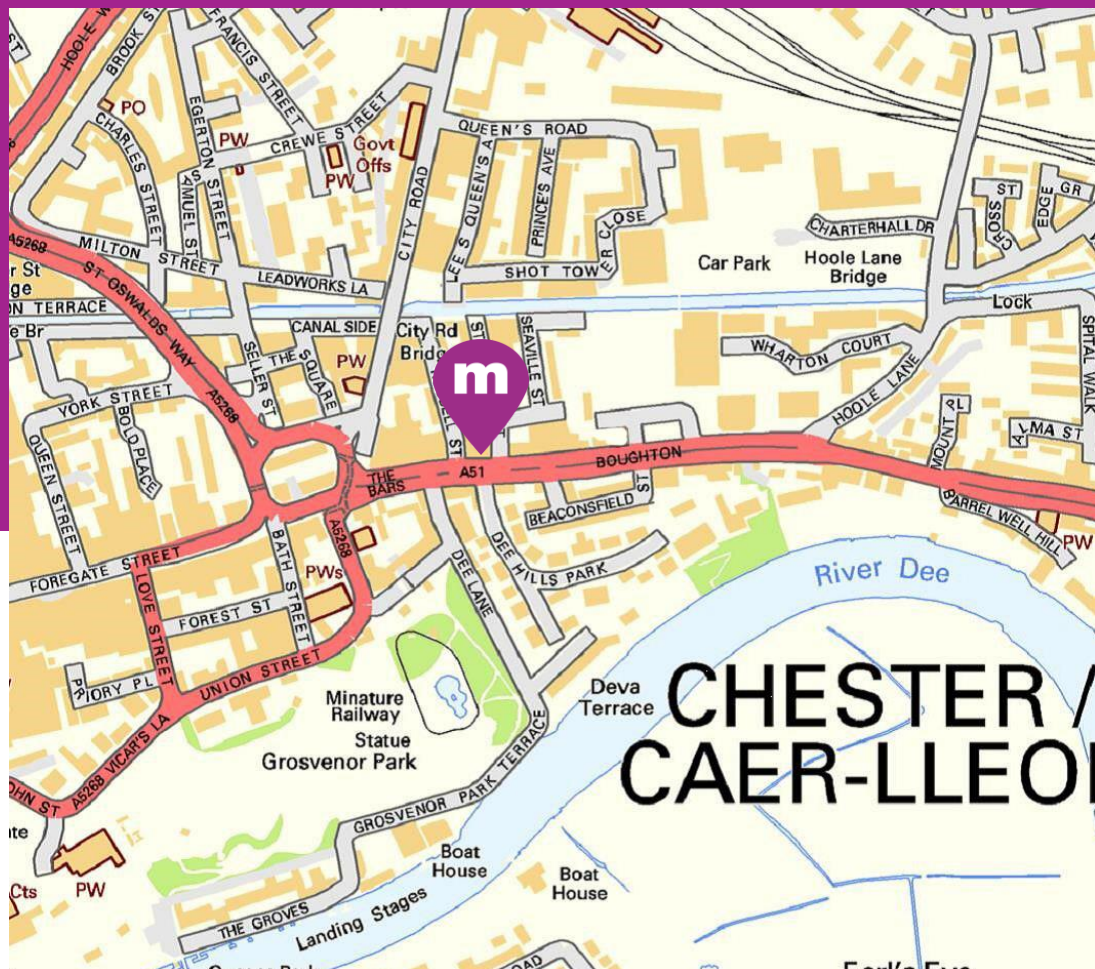
- Prominent main road retail showroom
- Close to Waitrose Development and other retail showrooms nearby
- Integral garage included with 1 parking space
- Plans available to split into 2 circa 700 sq ft units
- Significant development taking place on Neighbouring Canal Quarter
- Close to Chester Railway Station

**mason
owen...**

property consultants

0151 242 3000
www.masonowen.com

17-19 Boughton,
Chester
CH3 5AE



Area

Ground Floor 1,453 sq.ft. (134.9 sq.m.)

Alternatively, the property can be split into two self contained 700 sq ft units. Plans available upon request.

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

Whole Unit

£20,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Unit 1

£12,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings on a split basis.

Unit 2

£12,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings on a split basis.

Rates

Rateable Value £19,250

EPC

B46

Legal costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting 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.

Viewing

Strictly through the agent:

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