

TO LET - MAY SPLIT

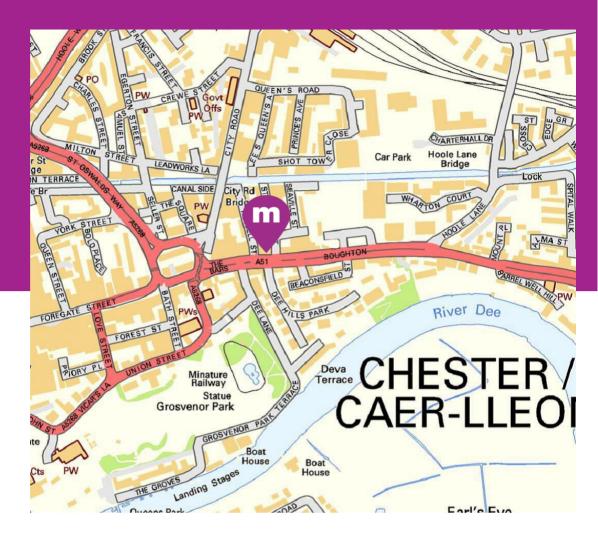
RETAIL PREMISES

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



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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:

Luke Arnold

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