

TO LET

4,867 sqft
452.1 sqm



UNIT 9A BUMPERS LANE, CHESTER, CH1 4LT
HIGH PROFILE TRADE COUNTER UNIT

LegatOwen
CHARTERED SURVEYORS
01244 408200
legatowen.co.uk

DESCRIPTION

The property comprises a semi-detached trade counter unit and benefits from:

- Steel portal frame construction
- Profiled insulated steel sheet cladding
- Roof lights
- Eaves height 6m
- Up and over sectioned loading door
- Dedicated forecourt loading
- Forecourt car parking

ACCOMMODATION

The property has been measured in accordance with the Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

	GIA sqm	GIA sqft
Ground Floor	452.1	4,867
Eaves Height	6m	

TERMS

The Unit is available by way of a new lease for a term of years to be agreed by negotiation.

RENT

The rent is £55,000 per annum plus VAT.

RENT DEPOSIT

A rent deposit may be requested dependent on credit check.



CONTACT

MARK DIAPER - 01244 408236 / markdiaper@legatowen.co.uk



BUSINESS RATES

The property has a rateable value of £32,750.

SERVICE CHARGE

The property is subject to a service charge for the common areas of the estate.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C/

PLANS/PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.



The property is situated within the West Chester Commercial Business Improvement District (BID).

Occupiers within the BID Area contribute towards a Bid Levy, which raises circa £100,000 per annum until 2027. The cost of the levy (paid annually) is equivalent to a daily cost of between £0.55 and £4.79 depending on the size of the premises.

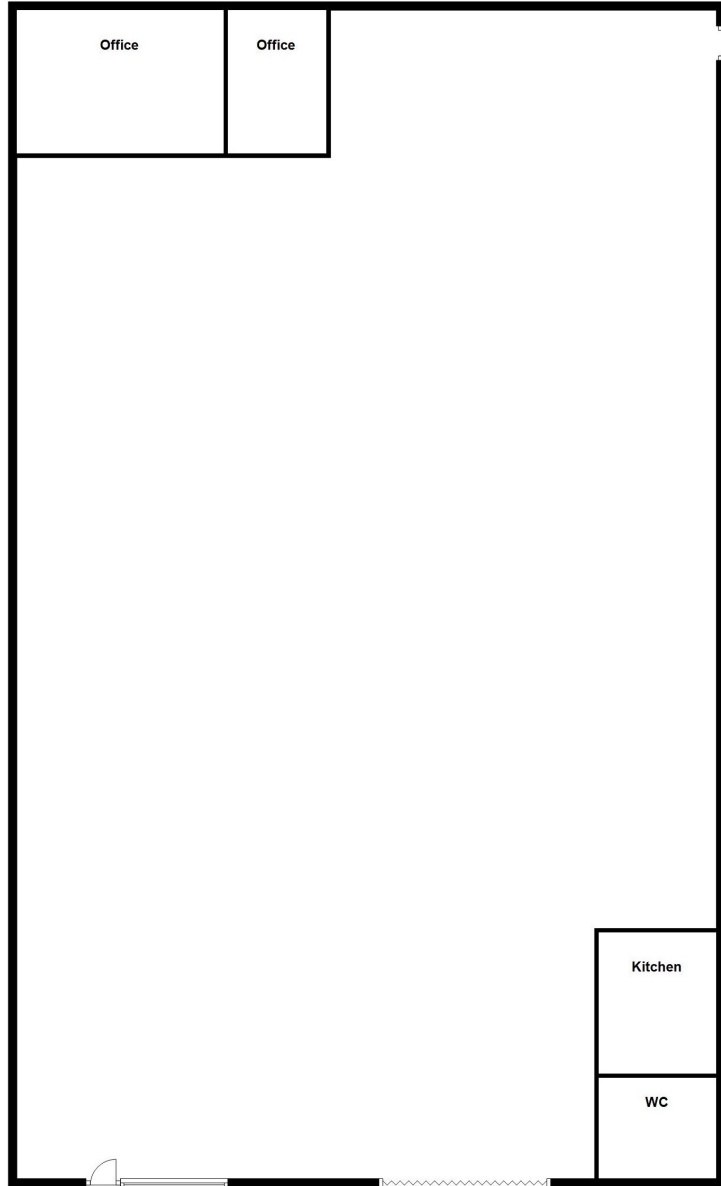
This funding is ring fenced and spent by the business community on projects and services that support the trading environment, these include security and crime prevention initiatives, image enhancements, business support programmes, including free training for the Estates employees.

Further information can be found at www.westchesterbid.co.uk

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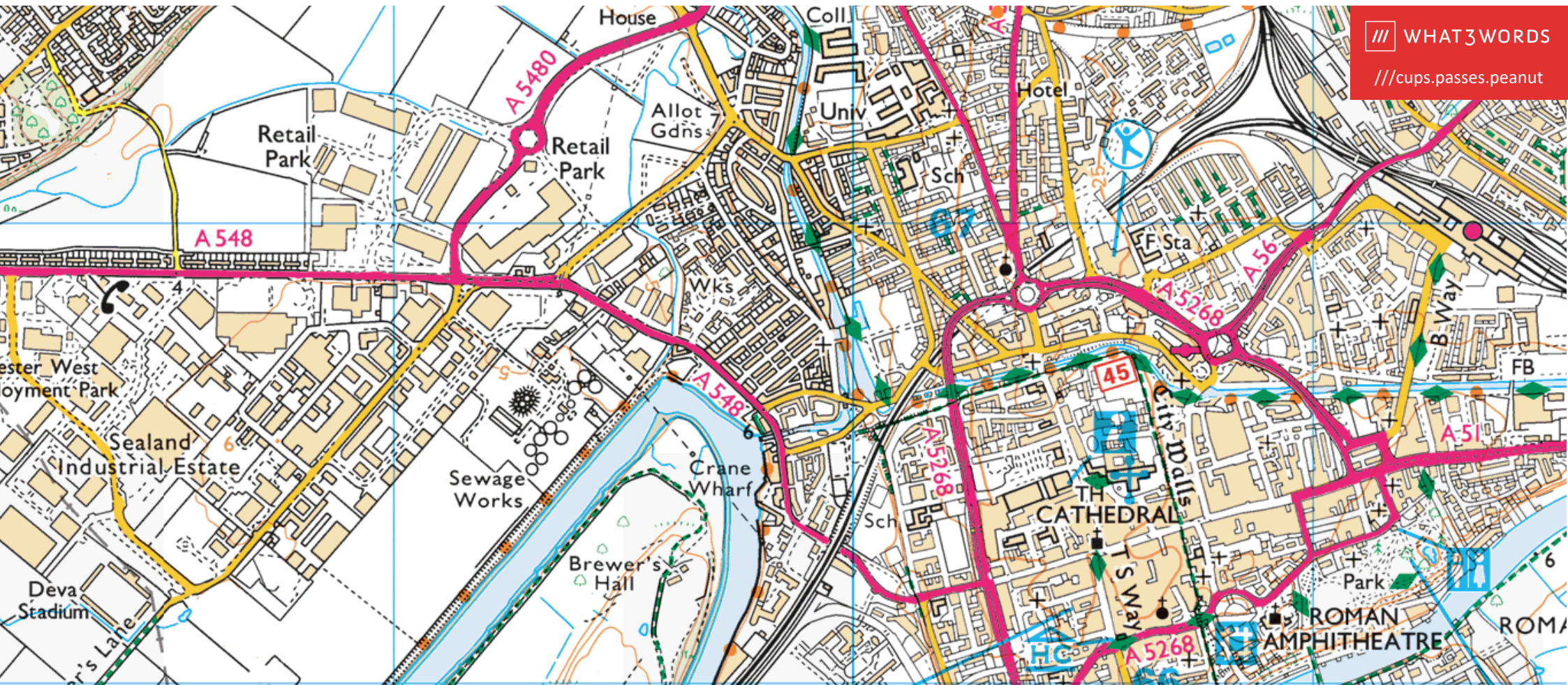
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LOCATION

The property is situated adjacent to Tile Giant off Bumpers Lane on the Sealand Industrial Estate and lies approximately 1.5 miles to the north west of Chester city centre. Bumpers Lane is accessed from Chester on the A548 (Sealand Road) which provides a route into Queensferry and North Wales. Access to the national motorway network is provided via Junction 12 of the M53, which is approximately 3 miles to the northeast.

Bumpers Lane is recognized as the premier trade counter destination for Chester. Nearby occupiers include Topps Tiles; Plumbase; Speedy Hire; Johnstone Paints, Toolstation and Screwfix.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. DATE PREPARED: **SEPTEMBER 2023**