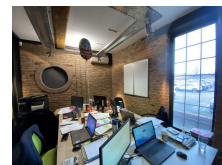
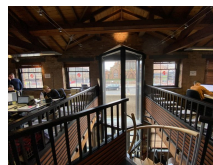
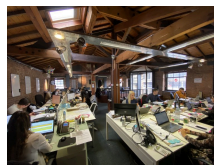
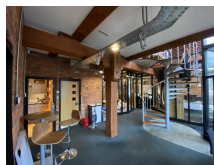
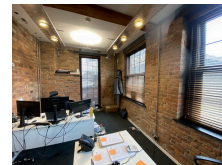


3 Linenhall Place, Chester CH1 2LP

📏 **SIZE** - 1,862 SQ FT

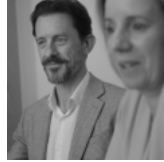
🏠 **TO LET** - £30,000 PER ANNUM



INTERESTED IN THIS

Make an enquiry

Contact our team to register your interest in this property and to get more details.



Jonty Goodchild

01244 311 681

07968 160 277

jonty@boltonbirch.com

DETAILS

3 Linenhall Place

Quick Overview

An exceptional self-contained office building. Scheme of re-decoration before letting.

Character accommodation extending to 1,862 sq ft (173.0 sq m).

Located in the heart of Chester City Centre in a prominent position fronting the city inner ring road.

All prime city centre shops and amenities within a short walking distance.

Location

The subject property occupies an extremely prominent position on Linenhall Place directly adjacent to and visible from the Nicholas Street section of the inner ring road in the heart of Chester City Centre. This location is within the professional business core of the city and benefits from excellent access to all the principle arterial routes into Chester. All the prime city centre shops, restaurants, pubs and other associated amenities are within a short distance walk.

Description

Number 3 Linenhall Place comprises a self-contained two-storey building providing office accommodation of the highest quality and specification. Striking contemporary interior design combines with the extensively renovated original features such as attractive original exposed internal brickwork and a wealth of exposed timber beams and roof joists creating a unique and highly desirable city centre office building. The combination of large sash windows, contemporary stainless steel light fitting and electrically operated roof lights create a well-lit and pleasant working environment.

The ground floor provides an open reception area, male and female WC facilities, fully fitted kitchen and a series of private offices and boardroom created by internal glazed partitioning. The first floor is accessed via an open spiral staircase and is totally open plan maximizing flexibility and effective use of the space.

Superior quality of finishes and specification including:

Air-conditioning throughout

To be fully recarpeted and redecorated throughout.

Fully fitted kitchen and WC's

Electrically operated Velux roof windows

Mixture of stainless steel spotlights, downlighters and contemporary Category all chrome light fittings

Timber sash style windows throughout incorporating laminated security glazing

Attractive internal spiral staircase

CCTV security system and external security lighting.

Accommodation

The property has been measured on an IPMS 3 basis in accordance with the RICS Property Measurement 2nd Edition January 2018 as follows:

Ground Floor: 931 sq ft (86.5 sq m)

First Floor: 931 sq ft (86.5 sq m)

Total: 1,862 sq ft (173.0 sq m)

Lease

The premises are available to lease on terms to be agreed.

Rent

£30,000 per annum exclusive.

VAT

All figures quoted are exclusive of, and may be liable to, VAT at the standard rate prevailing.

Business Rates

The Valuation Office Agency Website (www.gov.uk/correct-your-business-rates) has a current Rateable Value assessment of £19,500 creating an estimated rates payable of £7,449 per annum.

Please contact the Business Rates Department directly for confirmation.

Energy Performance

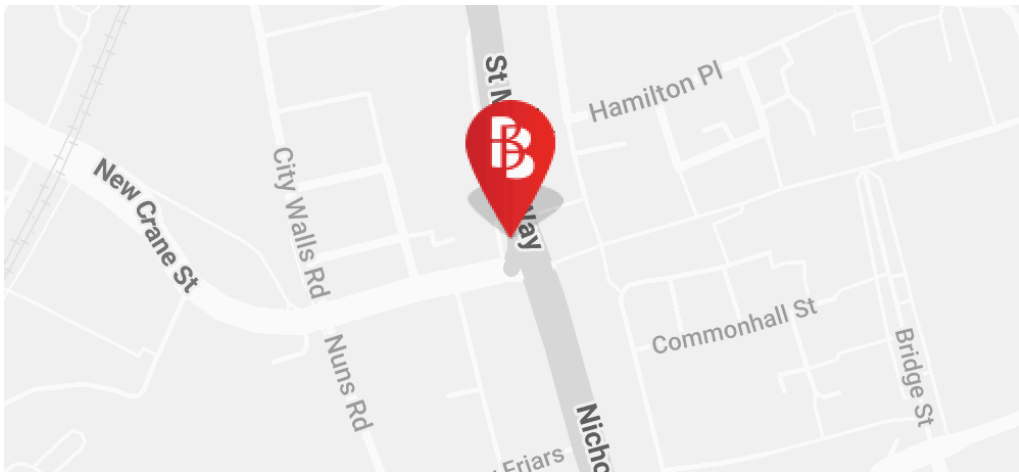
The property has an Energy Performance Asset Rating of C62. A full copy of the Energy Performance Certificate is available upon request.

Code for Leasing Business Premises

We draw your attention to the RICS Code for Leasing Business Premises which came into effect on 1st September 2020, a full copy of which is available for viewing [via this link](#)

Subject to contract

MISREPRESENTATION ACT 1967. Bolton Birch for themselves and for the vendors or lessors of this property whose agents they are, give notice that: These particulars do not constitute, nor constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Bolton Birch or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give and neither Bolton Birch, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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