

CITY CENTRE SERVICED OFFICES TO LET

SECOND FLOOR: FRONT ROOM (4) 340 sq ft

TOP FLOOR: FRONT ROOM (8) 432 sq ft



11a Lower Bridge Street
CHESTER, CH1 1RS

What3words: winner.tall.horns

LOCATION

As can be seen from the goad plan attached, this property is located on the east side of Lower Bridge Street, in a strategically fantastic central location, just a few metres from the pedestrianised City Centre and the junction with Pepper Street and its numerous restaurants.

Lower Bridge Street is an established major routeway running south to the City Walls, the original Dee Bridge and then to the popular residential district of Handbridge.

The property is ideally located for those wanting a City Centre address and all the convenience that offers.

PROPERTY

This Grade II Listed former townhouse is accessed from steps up to one of the last remaining row sections on the street, and thence into the property. A central feature staircase gives access to all the rooms in this building, with suites off to the front and rear.

The available suites are both located at the front of the building with commanding views over the City.

Common services of kitchens, WCs are shared with other building occupiers, along with heating, lighting and electricity. These are all included in the rental figures. (The tenants will be responsible for their own internet supply and costs).

LEASE

The suites are available for terms to be agreed, and the leases are structured inclusive of services, on flexible simple Ex Act bases.

RENT

Suite 4 (2nd floor): £850 per month inclusive.
Suite 8 (top floor): £1,080 per month inclusive.

RATING ASSESSMENTS

Both suites are below the threshold for Commercial Rates, so benefit from full Small Business Relief.



Top Floor Suite (8)

VAT

No VAT is payable on the rent.

COSTS

Each side will be responsible for any/all legal costs incurred by them in executing the lease agreement.

EPC

The property has a current energy rating of 'E'.

AGENT'S NOTE

It is a legal requirement under Anti-Money Legislation that we must verify the identity of a proposed tenant once a letting has been agreed.

The proposed tenant will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

VIEWING & INFORMATION

Strictly by appointment through the Sole Agents:-



Tim Kenney

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