

**TO LET**

1,335 sqft  
124.03 sqm



4 COMMONHALL STREET, CHESTER, CH1 2BJ

**BA Commercial**  
Chartered Surveyors

01244 351212  
bacommercial.com

**LegatOwen**  
CHARTERED SURVEYORS

01244 408200  
legatowen.co.uk



## DESCRIPTION

The property comprises a three storey terrace building constructed of solid brick beneath a pitched slate roof.

Ground floor show room with open place space at first and second floors. Located just off Bridge Street in Chester City Centre.

## ACCOMMODATION

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

	NIA sqm	NIA sqft
Ground Floor	37.53	404
First Floor	40.89	440
Second Floor	45.61	491
<b>TOTAL</b>	<b>124.03</b>	<b>1,335</b>



## TERMS

The property is available leasehold.

## RENT

Rent for Year 1-2 - £25,000 per annum plus VAT.

Rent for Year 3 onwards - £35,000 per annum plus VAT.

## RENT DEPOSIT

A rent deposit may be requested dependent on credit check.



## CONTACT

Legat Owen  
WILL SADLER - 01244 408219 / willsadler@legatowen.co.uk

BA Commercial  
Robbie Clarke - 07742 320910 / robbie.clarke@bacommercial.com



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## BUSINESS RATES

The property has a rateable value of £7,300.

Tenants that qualify will benefit from Small Business rates Relief.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B-49.

## 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.

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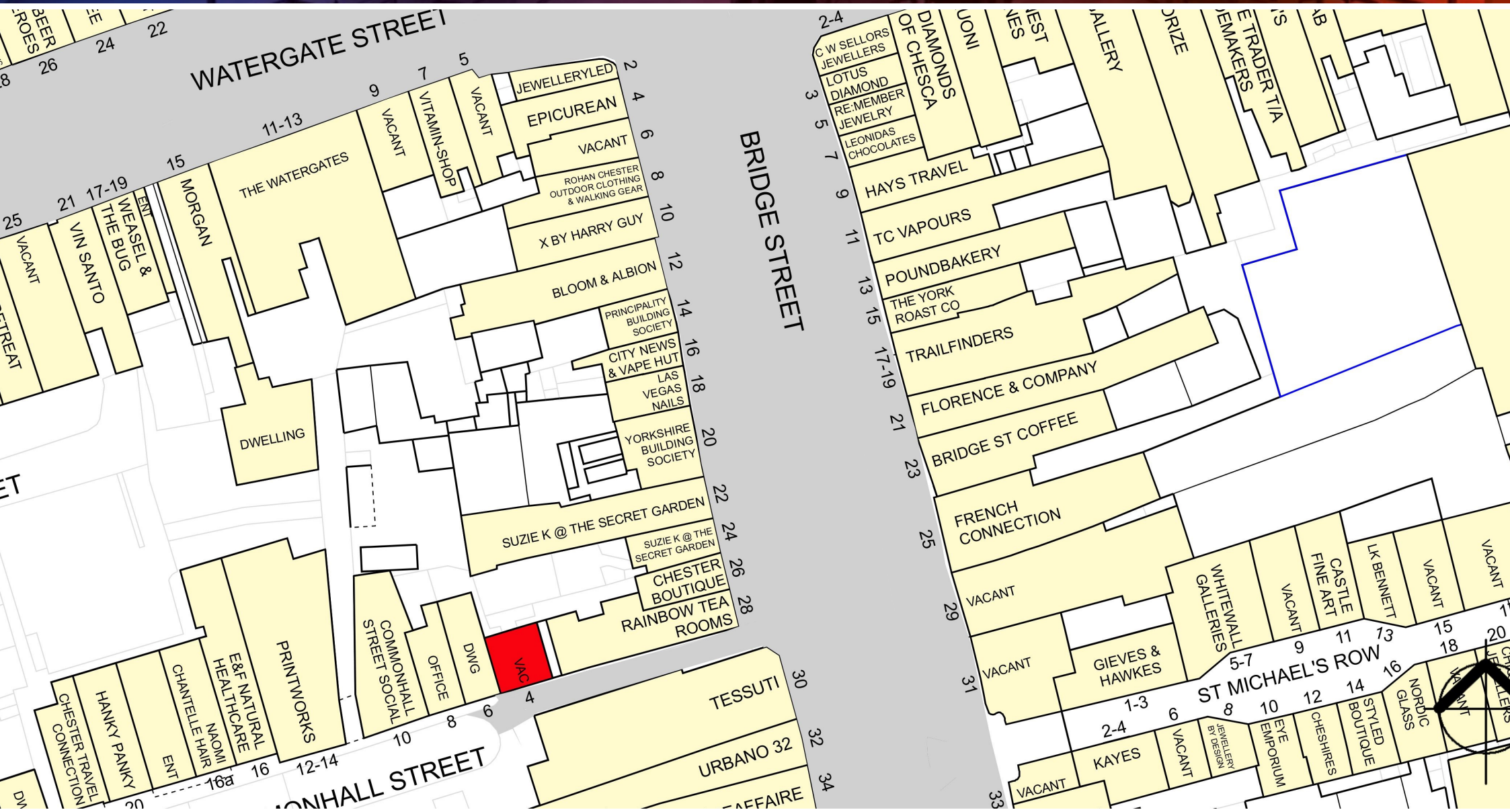
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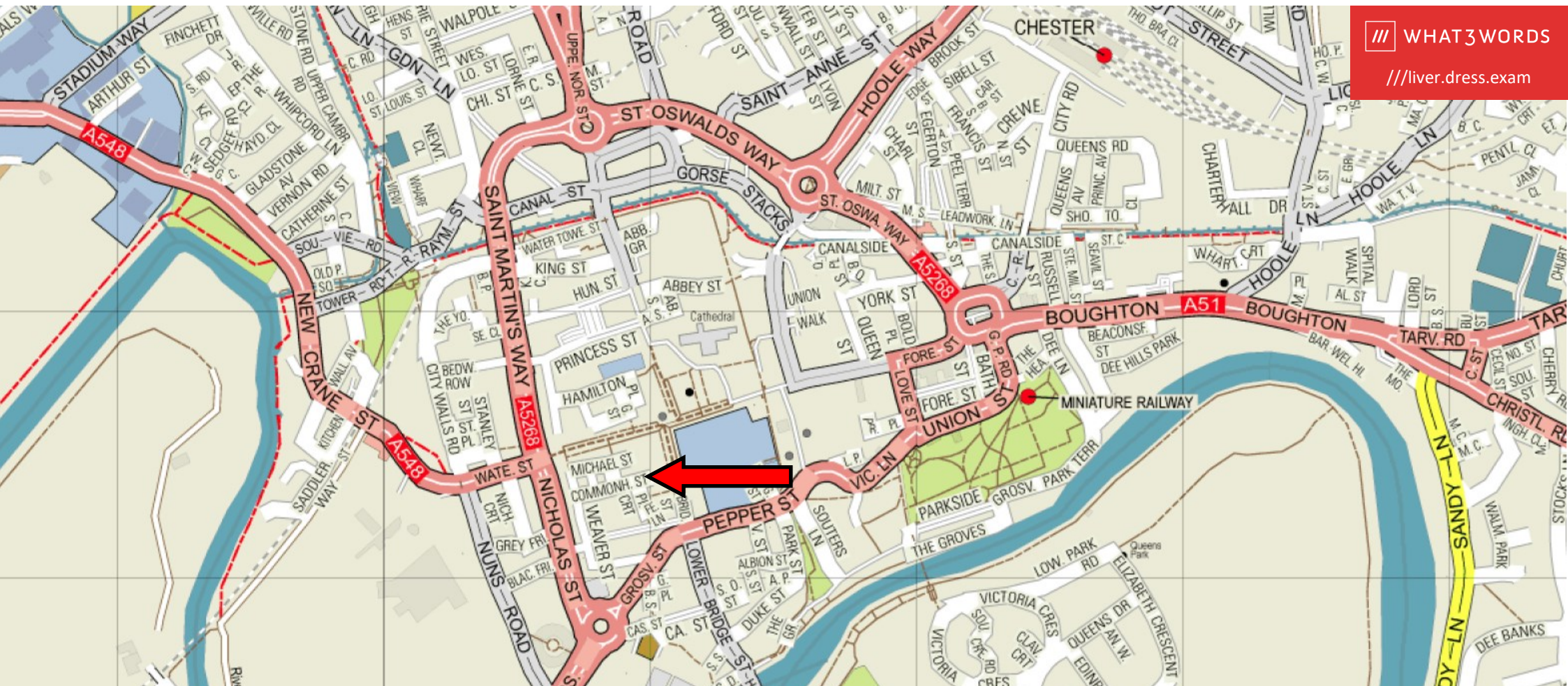
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## LOCATION

The property is situated in Commonhall Street, and accessed off the pedestrianised Bridge Street. Neighbouring occupiers include: Tessuti, Commonhall Social Bar & Restaurant, Printworks.

Commonhall Street is home to a number of popular bars, cafes and successful residential apartment schemes.



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: MAY 2023