

TO LET

**CHAPEL HOUSE DESIGN
STUDIOS, CITY ROAD, CHI 3AE**



PROFESSIONAL OFFICES TO LET

BA Commercial
Chartered Surveyors
01244 351212

**Connecting spaces,
people and ambition**



- Ground & Lower Floor
- Extending To 1141 sq ft (106 Sq m)
- Professional Office Users On Upper Floors
- Small Business Rates Relief Offered on a largely inclusive basis

LOCATION
 The accommodation is located in early City Road, within an attractive Listed building, Chapel House. City Road is a main arterial road providing access from Chester Railway Station, and has seen considerable commercial and residential development in recent years and bordering with Boughton, which contains a number of edge of town retail units including Waitrose supermarket. The area is within walking distance of the City centre and provides an attractive environment with close proximity to the Canalside and a number of food and beverage operations, including Harkers and a number of restaurants.

In the immediate area there is some on-street metered car parking and there are further contract car parks available within close proximity.



DESCRIPTION

The available accommodation comprises ground and lower ground floor of attractive office building. The accommodation on both floors is largely open plan, but includes the benefit from self-contained w/c facilities together with a kitchen area.

The floors are accessed via a spiral staircase and benefit from good natural light, together with heating and lighting.

The property benefits therefore from the following features:-

- Recent redecoration
- Gas fired central heating
- Kitchen facilities
- Male & female w/c facilities
- Intercom access

ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice as follows.

	Sq M	Sq Ft
Ground floor	106	1141

ASKING RENTAL/SERVICE CHARGE

£12,500 pa, payable monthly in advance.

The landlord charges £431 a month direct to the tenant for Gas, Electricity, Water, Internal Cleaning, Fire and General Alarm Servicing.

In addition, the rental will also include a contribution towards building insurance, water, internal office cleaning, window cleaning, fire servicing and alarm servicing, charged at 50% of the overall figure. The lease will include a provision for these shared costs to be revised on an annual basis.

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

LEASE

The property is available on new internal repairing and insuring lease, for a minimum term of years to be agreed.

RATES

The VOA website confirms the property has a Rateable Value of £8,900.

Small Business Rates Relief may be available to qualifying businesses.

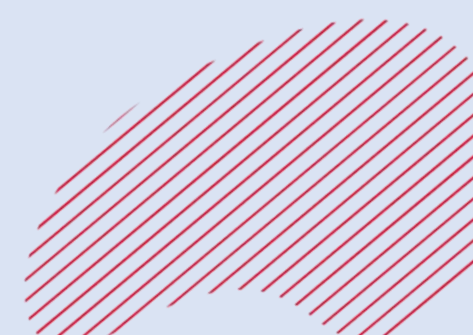
Interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester Council.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.



EPC

The Energy Performance Certificate for this property is in the course of preparation.

A full copy of the Energy Performance Certificate is available upon request from the agents.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let 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.

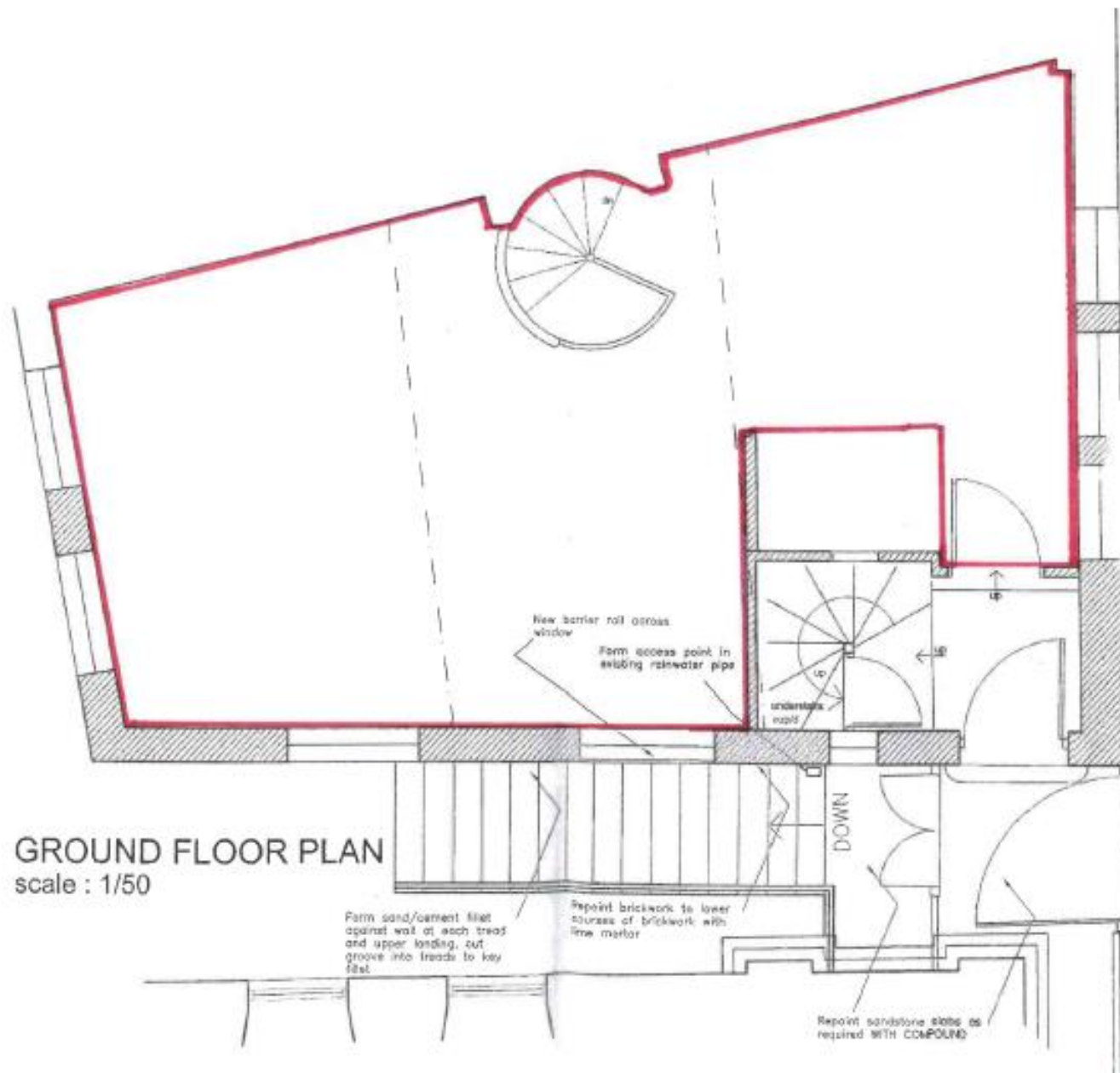
PLANS/PHOTOGRAPHS

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

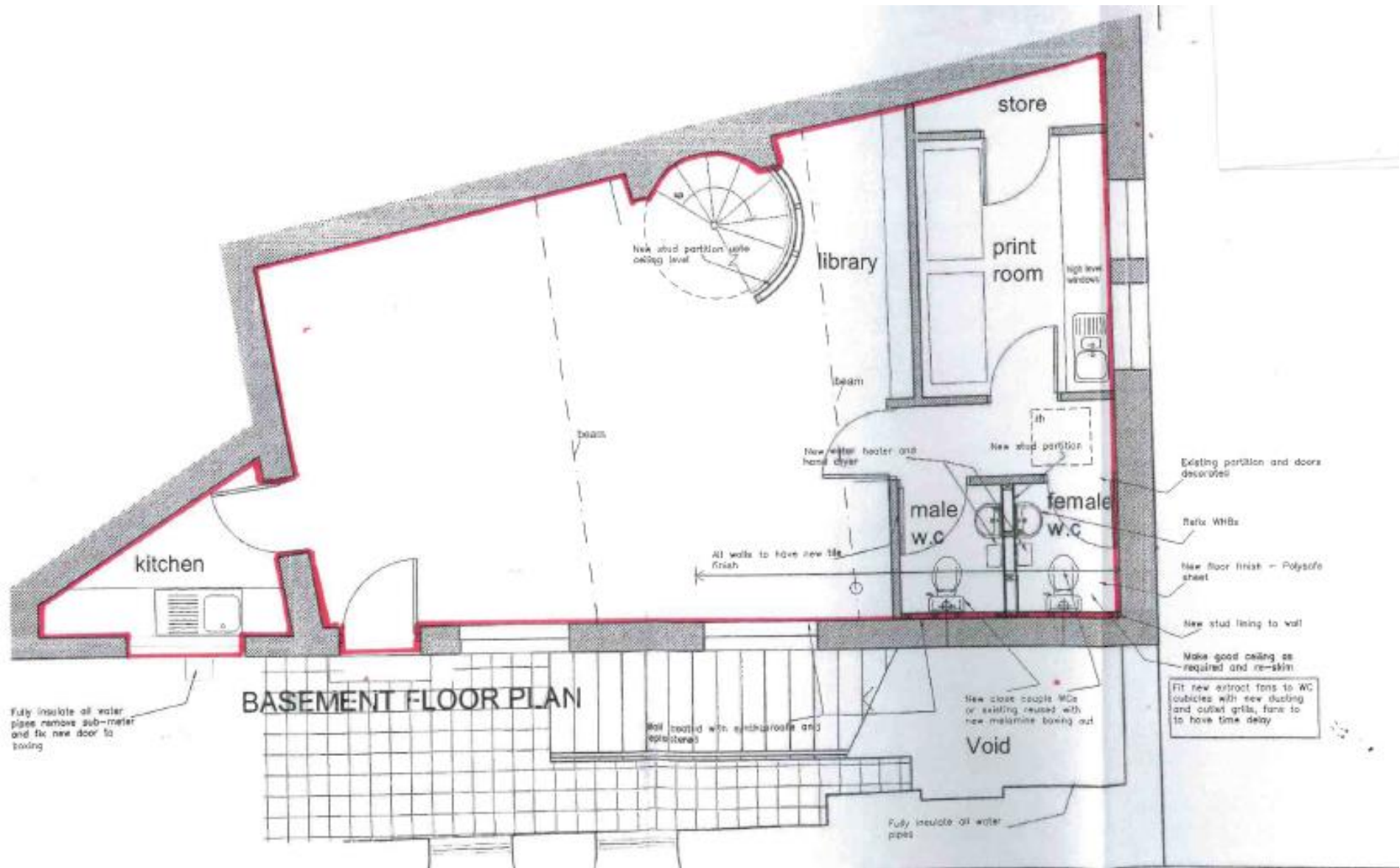
CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.





GROUND FLOOR PLAN
 scale : 1/50



VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



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SUBJECT TO CONTRACT

IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

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