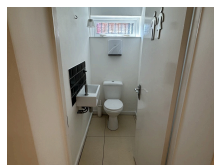
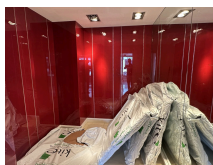


UNDER OFFER

15-17 Charles Street, Hoole, Chester CH2 3AZ

📏 SIZE - 1,192 SQ FT

🏠 TO LET - £29,750 PER ANNUM, EXCLUSIVE

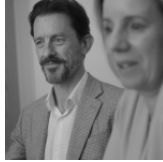




INTERESTED IN THIS

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

15-17 Charles Street, Hoole

Quick Overview

Double fronted shop to let in prime location in "Notting Hoole".

Extensive 8.5 metre shop frontage onto Charles Street.

Large open plan sales area showroom with 3 further offices/consulting/store rooms and WC.

An unusual and sought-after opportunity to secure a prime pitch in Hoole.

Location

The subject property is located in a prominent position mid-way along Charles Street (which links Faulkner Street with Westminster Road) in the heart of Hoole village. Hoole is an affluent and vibrant suburb of Chester known for its independent shops, boutiques, restaurants, cafes and popular pubs / bars. This is a highly sought-after area with a mixture of multiples and high street specialist independents including Costa Coffee, Cook, Chatwins, Hoptons Butchers and Jane Smellie Opticians.

Description

The subject property comprises what was originally 2 shops (15 & 17 Charles Street) which some years ago were combined to create 1 large shop with an extensive glazed frontage of 8.75 metres (28.71 ft) which is a particular feature of the property. The accommodation is all arranged on ground floor. The entrance directly off Charles Street leads to a large open plan sales area with air conditioning, recessed feature lighting, high quality tiled floor with an attractive strip of wood parquet flooring leading to the glazed shop frontage. To the rear of the sales area there is excellent back up space including 3 consulting/office/store rooms to the rear and a WC. This leads to a rear yard with 2 small out houses and a gated rear access.

Accommodation

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

Showroom / Sales Area: 739 sq ft (68.7 sq m)

Rear Room 1: 54 sq ft (5.1 sq m)

Rear Room 2: 107 sq ft (9.9 sq m)

WC: Not measured

Rear Room 3: 292 sq ft (27.2 sq m)

Total: 1,192 sq ft (110.9 sq ft)

Lease

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

Rent

£29,750 per annum, exclusive

VAT

We are advised that VAT is not payable on rent.

Business Rates

The Valuation Office Agency Website (www.gov.uk/correct-your-business-rates) has assessed the Rateable Value at £15,750 creating an estimated rates payable of £6,016 per annum (assuming retail, hospitality or leisure use).

Please contact the Business Rates Department directly for confirmation.

Energy Performance

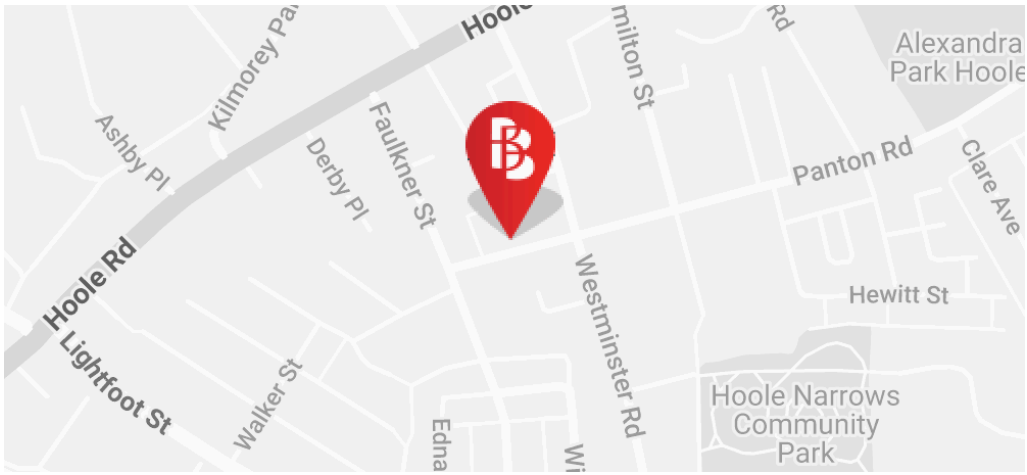
The property has an Energy Performance Asset Rating of D78. A full copy of the Energy Performance Certificate is available to download above.

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.



15-17 Charles Street, Hoole, Chester CH2 3AZ