

TO LET

**9 LOWER BRIDGE STREET
CHESTER, CH1 1RS**

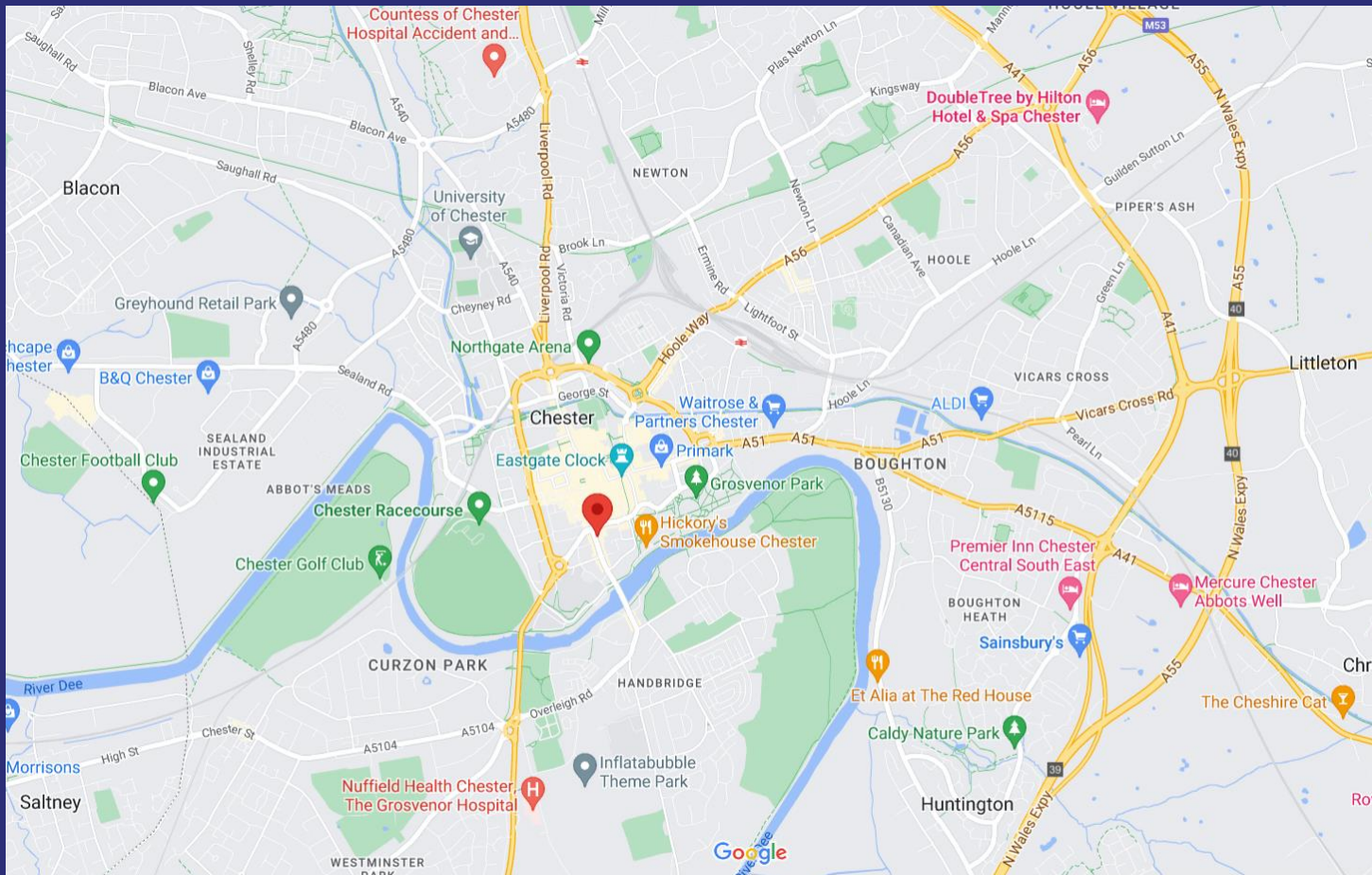


LOCATION

The premises is prominently situated on Lower Bridge Street within the City Walls, one of Chester's principal thoroughfares connecting the city centre to Handbridge.

The street is a highly popular location for a range of businesses including estate agents, retailers and several established restaurants and cafes.

The unit adjoins the Windsor House Travel Lodge and is in close proximity to Tesco Express on Pepper Street along with a recently developed restaurant quarter.



- **City Centre location**
- **No rates payable to qualifying businesses**
- **Available now**

DESCRIPTION

The property comprises recently refurbished office suites within a multi let building.

ACCOMMODATION/AREAS

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

	Sq Ft	RENTAL
Second Floor Suite	414	£7,000

ASKING RENTAL

The rent is fixed and plus VAT, inclusive of service charge. Payable quarterly in advance. The property to be let on the basis of a Full Repairing & Insuring lease via service charge, for a term to be agreed.

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

RATES

It should be noted that Small Business Rate Relief may apply should tenants be eligible. 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 Asset Rating for this property is

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.

VIEWING

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



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IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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- 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.
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SUBJECT TO CONTRACT



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