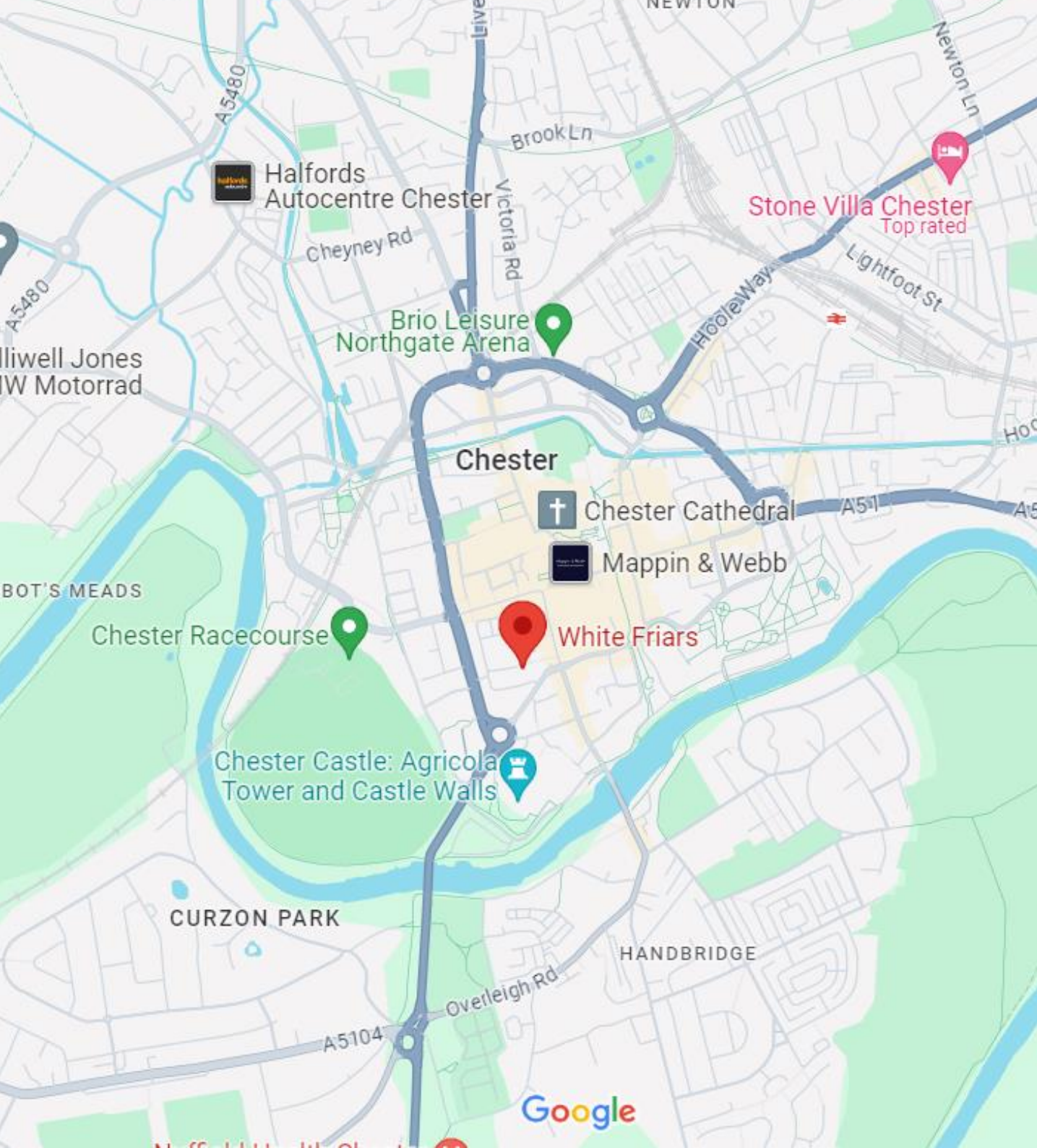


TO LET

15 & 17 WHITE FRIARS, CHESTER, CH1 1NZ





LOCATION

Chester, a city steeped in history and tradition, has evolved into a dynamic and attractive business location in recent years.

Its strategic position in the North West of England makes it a magnet for both national and international enterprises. Chester offers a unique blend of old-world charm and modern amenities, creating an inspiring environment for businesses to thrive.

Beyond its aesthetic appeal, Chester boasts excellent connectivity. The city's proximity to major transportation hubs, Chester Train Station and the Bus Exchange ensures effortless travel for your team and clients.

Situation

The property is prominently situated on White Friars close to the junction with the pedestrianised Bridge Street in the historic city centre of Chester. The office offers a unique blend of modern convenience and timeless charm. Situated within walking distance of Chester's iconic landmarks, shopping districts, and dining establishments, your business will thrive in this bustling, vibrant atmosphere.



DESCRIPTION

The offices are located within the ground floor of n.15 and the first floor of n.17 White Friars, Chester. The offices are interconnected but also have their own dedicated entrances.

The offices provides a good standard of part open plan and private offices, fully carpeted with suspended ceilings throughout, together with male and female wc, and kitchen facilities.

The offices are available as a whole or as two separate suites.

The property is Grade II Listed.

ACCOMMODATION/AREAS

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

	SQ M	SQ FT
No 15 Ground Floor	75.84	816
No 17 First Floor	99.2	1,068
Total	175.04	1884

ASKING RENTAL

15 & 17 White Friars – £27,000 pax. (WHOLE PROPERTY)

15 White Friars – £11,700 Pax

17 White Friars – £15,400 Pax

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

SERVICE CHARGE / INSURANCE RENT

The tenant will contribute in the usual way to the estate/common area service charge and reimburse the building insurance premium Further information on request

LEASE

The property is available on new full repairing and insuring lease, for a term to be agreed.

RATES

The VOA website confirms the property has a Rateable Value of

15 White Friars £9,700.

17 White Friars £10,500.

Interested parties are advised to contact the Local Rating Authority, Cheshire West and 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 D.

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.



Robbie Clarke

robbie.clarke@bacommercial.com **07741 320910**



Fraser Crewe

fraser.crewe@bacommercial.com **07771 912456**



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:

- 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.
- 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.
- 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.
- all rentals and prices are quoted exclusive of VAT.



Reproduced by the courtesy of the Controller of H.M.S.O. Crown copyright reserved. Licence No. 1571291E

Chester Office: 2 Friarsgate, Grosvenor Street,
Chester, CH1 1XG Tel: 01244 351212

North Wales Office: Hanover House, The Roe,
St Asaph, LL17 0LT Tel: 01745 330077

Nantwich Office: Frederick House
Princes Court, Beam Heath Way, Nantwich, CW5 6PQ
Tel: 01270 440014

www.bacommercial.com