

**TO LET**

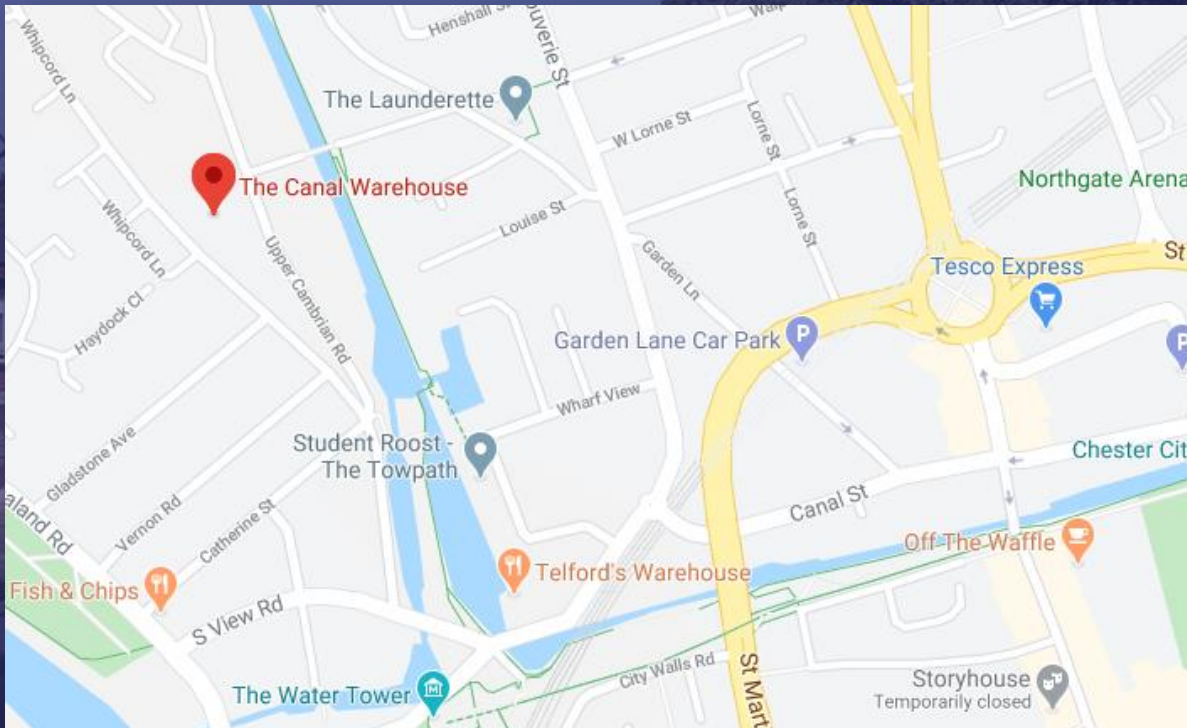
**THE CANAL WAREHOUSE  
UPPER CAMBRIAN VIEW  
CHESTER, CH1 4DE**



## LOCATION

The premises are situated one mile to the north west of Chester city centre in a predominantly residential area, there being, however a number of small, commercial operations in the immediate vicinity. The building is alongside the Shropshire Union Canal, having pedestrian access via Cambrian View.

There is on-street car parking available in the immediate vicinity and this attractive canalside location is popular with tourists and visitors, also being within close proximity to Telford's Warehouse. Please refer to location plan.



- **Flexible terms**
- **Realistic rentals**
- **No Business Rates payable to qualifying users**





## DESCRIPTION

The building comprises a two-storey, brick-built building which has been converted in recent years from its original use as a canalside workshop, to provide a series of individual work rooms and offices, currently containing a range of tenants.

The available accommodation is located at first floor and is simply open plan offices ideal for a number of uses including studio space, therapy rooms etc.

## ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code Of Measuring Practice.

	Sq m	Sq ft
Suite 4	15.60	168
Suite 5	14.86	160

## ASKING RENTAL

	Rental pax	Service Charge pa
Suite 4	£3,000	£252
Suite 5	£2,900	£240

**Please note the above figures exclude VAT, which is chargeable.**

## RENT DEPOSIT

A rent deposit may be requested depending on credit check.

## RATES

For qualifying businesses there will be nil rates payable – further information can be provided by the letting agents.

## TERMS

- Rentals are monthly in advance by standing order.
- Rent deposit is required.
- Service charge payable by tenants as well as utilities and business rates.
- The electric is sub metered.

## LEGAL COSTS

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

## VAT

VAT is payable

## EPC

The EPC is available on request.

## 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.



## 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.

## 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](mailto:robbie.Clarke@bacommercial.com) **07741 320910**



**Griff Lush**

[griff.lush@bacommercial.com](mailto:griff.lush@bacommercial.com) **07793 036585**

**SUBJECT TO CONTRACT**

## IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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**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](http://www.bacommercial.com)**