

Beresford Adams

COMMERCIAL

COMMERCIAL & INDUSTRIAL AGENTS
DEVELOPMENT, INVESTMENT & MANAGEMENT SURVEYORS

TO LET

**UPPER GROUND FLOOR RETAIL UNIT
MORAY HOUSE,
66 WATERGATE STREET, CHESTER, CH1 2LA**



- **Prominent City Centre retail accommodation ●**
 - **Extending to 707 sq ft (65.68 sq m) ●**
- **Available on flexible terms at a reasonable rent ●**
 - **Benefiting from A2 planning consent ●**

7 GROSVENOR STREET, CHESTER, CH1 2DD

Tel: 01244 351212 Fax: 01244 313282

Email: all@ bacommercial.com

OTHER SPECIALIST SERVICES INCLUDE

- ★ VALUATIONS ★ RENT REVIEW AND LEASE RENEWALS ★ COMMERCIAL PROPERTY MANAGEMENT ★
- ★ COMMERCIAL RATING APPEALS/ADVICE ★ COMPULSORY PURCHASE AND COMPENSATION ★
- ★ SCHEDULE OF CONDITION/DILAPIDATIONS ★

LOCATION

Chester is a major north west regional centre with a population in the order of 117,000 with a substantial wider catchment for North Wales and the north west area beyond.

The subject premises are located on Watergate Street within the heart of Chester City Centre and close to various shopping facilities and other amenities together with all forms of public transport.

Numerous NCP car parking facilities are available close by where contract parking may be available.

DESCRIPTION

The subject accommodation is located at upper ground floor level within Moray House, a period commercial building located within the heart of the retail area of Chester City Centre. Access is provided directly from Watergate Street via an external stone staircase through a glazed single pedestrian door.

The accommodation comprises a large open plan retail area with a further private office to the rear and access to a small kitchenette. There are two w/c's and the suit is generally finished to a high standard. The available accommodation provides bright open plan retailing space with windows at front and rear also benefitting from an A2 planning consent suitable for financial services, professional services, employment agencies and estate agencies.

ACCOMMODATION/AREAS

Upper ground floor retail accommodation extending to in total on a net internal basis:-

Retail Area	442 sq ft	41.06 sq m
Rear Office	176 sq ft	16.35 sq m
Kitchen	89 sq ft	8.26 sq m
Total	707 sq ft	65.68 sq m

RATES

We are verbally informed by the Local Rating Authority, Chester City Council that the property is assessed as follows:-

Rateable Value £12,500 (2005 list)

Further details on amounts payable available from the above Authority.

LEASE

Accommodation is available on the basis of a new lease directly from the landlord on the basis of tenants equivalent full repairing and insuring covenants for a period of years to be negotiated being no less than five years.

RENTAL

£12,500 per annum exclusive, payable quarterly in advance by standing order on the usual quarter days.

LEGAL COSTS

In the normal manner the ingoing tenant to be responsible for the payment of our clients reasonable legal costs.

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.

VAT

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

DECLARATION OF INTEREST

Please note that our joint agents Molyneux Estate Agents have an interest in the subject property.

VIEWING

Strictly by appointment through the joint agents, Beresford Adams Commercial, Tel Chester (01244) 351212 Ref: TJC/0805, or via our joint agents Molyneux Estate Agents contact Gail Murray-New Tel: 01244 348086

SUBJECT TO CONTRACT

IMPORTANT NOTICE

Beresford Adams Commercial conditions under which particulars are issued:

Messrs Beresford Adams 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 Beresford Adams 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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