

**FIRST FLOOR**  
**17 WHITE FRIARS, CHESTER**  
**CH1 1NZ**



**TO LET**

- City Centre – quality offices
- Part open plan with private offices
- No Rates payable due to Small Business Rates Relief
- Incentives available
- Available as a whole or as smaller suites – from 410 sq ft ( 38 sq m) to 635 sq ft (59 sq m)

**Chester**

BA Commercial, 2 Friarsgate,  
Grosvenor St, Chester, CH1 1XG

**T** 01244 351212

**E** [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

**North Wales**

BA Commercial, Hanover House,  
The Roe, St Asaph, LL17 0LT

**T** 01745 330077

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

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#### LOCATION

The property is prominently situated in White Friars close to the junction with Bridge Street in the city centre of Chester. The area is regarded as part of the main professional office location in Chester, the area being well represented by solicitors, barristers and other professional practices.

White Friars is therefore in an excellent location close to all of the city centre amenities and there is some on street parking and public pay and display car parking nearby on Weaver Street and Pepper Street.

Please refer to location plan.

#### DESCRIPTION

The offices which are located within the first floor of 17 White Friars, are accessed off White Friars at ground floor level through a communal lobby area and internal staircase.

The offices provide a good standard of part open plan and private offices, fully carpeted, with suspended ceilings throughout, with Category II VDU compatible lighting, male and female wc, with kitchen facilities.

#### ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has a net internal area as follows:

	Sq Ft	Sq M
As a whole	1,068	99.2
Or Alternatively as two separate offices		
Office One	635	59
Office Two	410	38

#### LEASE

The property is available on an equivalent Full Repairing and Insuring lease for a term to be agreed to include regular rent reviews.

#### RENTAL

Office	Per Annum
As a whole	£12,000
Alternatively, the smaller offices will be on a serviced office rent	
Office One *	£12,700
Office Two *	£8,200

(Offices marked \* rental includes all utility bills and service charge)

#### RATES

No rates payable for qualifying businesses.

Interested parties are advised to contact Cheshire West & Chester Council Rating Authority.

#### EPC

The Energy Performance Asset Rating for this property is C – Certificate Reference Number: 0440-0438-0410-6729-1096.

A full copy of the Energy Performance Certificate is available upon request from the agents.

#### VAT

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

#### 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

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#### 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.

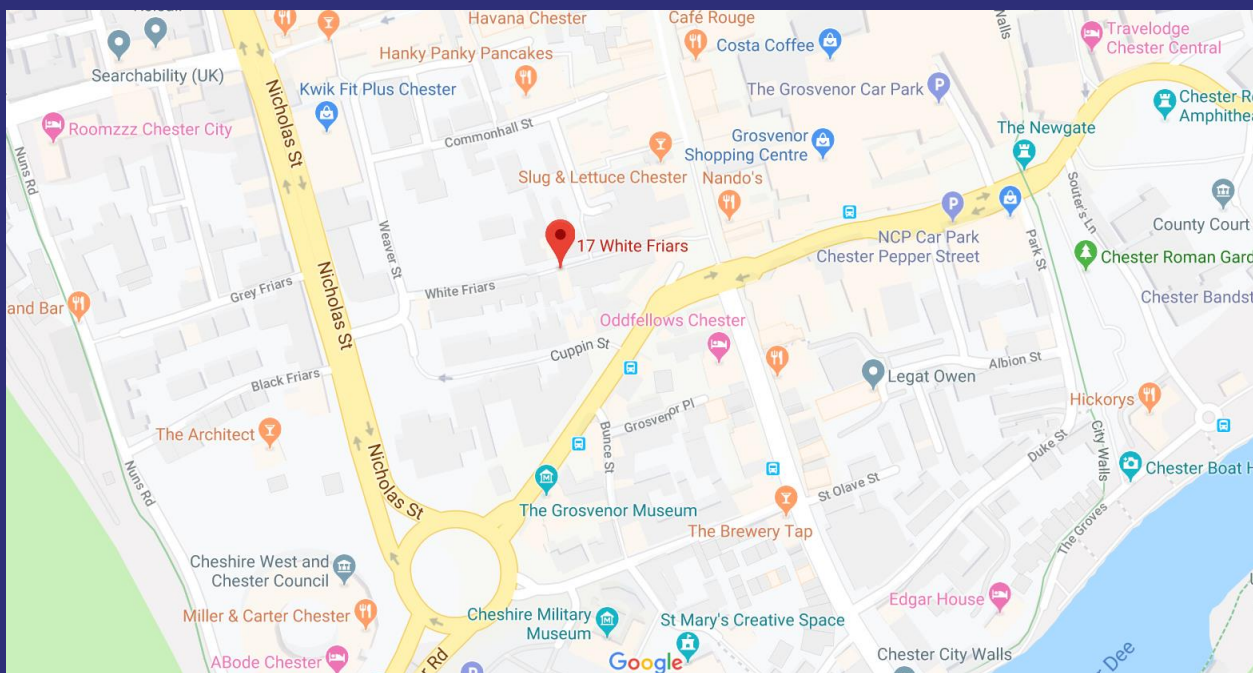
#### VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: March20

[robbie.clarke@bacommercial.com](mailto:robbie.clarke@bacommercial.com)

[fraser.crewe@bacommercial.com](mailto:fraser.crewe@bacommercial.com)

**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:

- 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.
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