

FIRST FLOOR, BORDER HOUSE, HIGH STREET, SALTNEY, CH4 8SE



TO LET

- First Floor accommodation
- D2 planning consent - Leisure
- Car parking
- Located – busy arterial road
- 128.85 sq m (1,387 sq ft)

Chester

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

T 01244 351212

E enquiries@bacommercial.com

W www.bacommercial.com

FIRST FLOOR, BORDER HOUSE, HIGH STREET, SALTNEY, CH4 8SE

LOCATION

The property is located immediately adjacent to the A548 in the busy suburb of Saltney, approximately 2 miles from Chester City Centre.

Nearby occupiers include:

- Plumb Centre
- City Plumbing Supplies
- Newy & Eyre
- Asda
- Morrisons
- Esso Service Station

Airbus, one of the largest manufacturing plants in the United Kingdom, is located approximately 3 miles from the property.

There has been considerable development in recent years in Saltney with both industrial and commercial regeneration, and considerable private residential housing in the immediate area, and also the Broughton Retail Park, which is also within 2 miles, and provides approximately 300,000 sq ft of shopping with direct access onto the A55 North Wales Expressway.

Please refer to location plan.

DESCRIPTION

The property comprises first floor accommodation that has been used as a yoga studio for a number of years, providing open plan studio suitable for similar uses, and also offices.

The property is self-contained, benefiting from its own entrance via an external steel staircase. The property also features kitchen and wc facilities.

In addition, there is a pleasant roof-top seating area and allocated car parking spaces.

ACCOMMODATION/AREAS

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

SQ M	SQ FT
128.85	1,387

RENTAL

£10,000 per annum exclusive payable quarterly in advance via standing order.

LEASE

The property is available by way of a new Full Repairing and insuring lease for a period of years to be agreed.

RATES

The VOA website confirms the property has a Rateable Value of £7,035.

Interested parties are advised to contact the Local Rating Authority.

SERVICES

Mains water, electricity and drainage are connected, 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 – Certificate Reference Number: 9434-3005-0290-0700-5125.

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.

Chester

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

T 01244 351212

E enquiries@bacommercial.com

North Wales

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

T 01745 330077

W www.bacommercial.com

FIRST FLOOR, BORDER HOUSE, HIGH STREET, SALTNEY, CH4 8SE

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.

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.

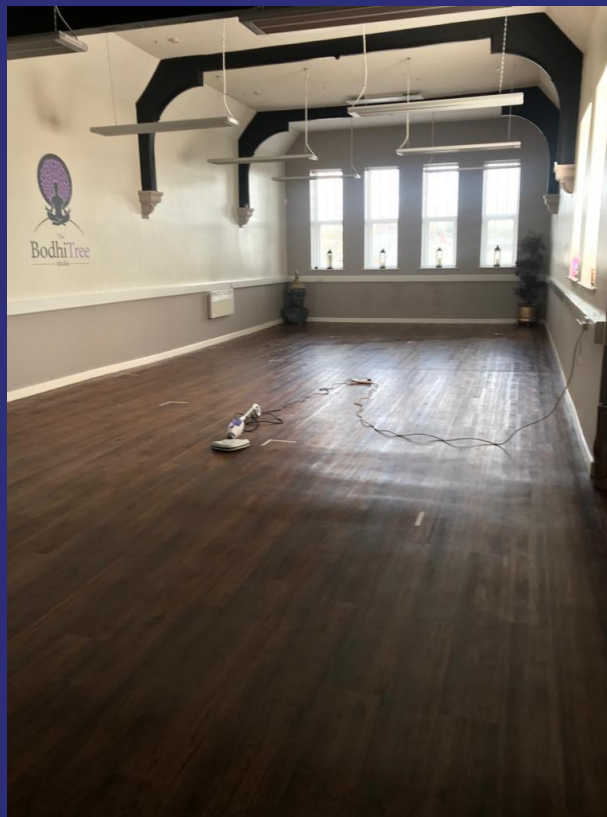
VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. HCNOV20

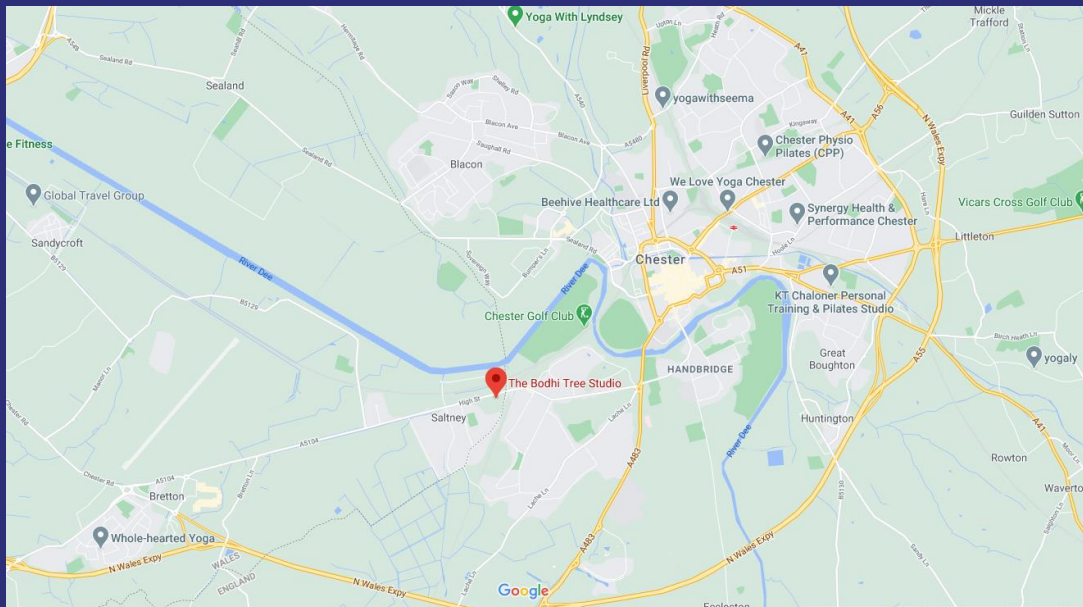
howard.cole@bacommercial.com

07387 647578

SUBJECT TO CONTRACT



FIRST FLOOR, BORDER HOUSE, HIGH STREET, SALTNEY, CH4 8SE



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

Reproduced by the courtesy of the Controller of HMSO. Crown copyright reserved. Licence No. ES73291E

