

**THE OLD COACH HOUSE  
8 GARDEN LANE, CHESTER  
CH1 4EN**



## TO LET

- Office Suites
- No rates payable to qualifying businesses
- Suitable for Creative Hub Uses
- From 218 SQ FT to 556 SQ FT

Chester

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

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**BA Commercial**  
Chartered Surveyors

# THE OLD COACH HOUSE

## 8 GARDEN LANE, CHESTER

### CH1 4EN

#### LOCATION

The premises are located on Garden lane in Chester City Centre. The property is situated directly opposite the entrance to the Garden Lane Car Park and is within 5 & 10 minute walking distance of the Bus Station and Chester Railway Station, respectively.

Chester is located within 3 miles of Junction 21 of the M53 providing direct access to the M56 and National Motorway Network beyond.

Please refer to location plan.

#### DESCRIPTION

The subject property is an historic two-storey brick building constructed of brick elevations beneath a series of pitched slate roofs.

The property will be part owner occupied with surplus space available to let, ranging from an annexe at ground and first floor, with office suites at first floor level, available individually or combined.

#### ACCOMMODATION/AREAS

Please refer to the below schedule.

Office Suite	Sq. M	Sq. Ft	Rental	Per Calendar month
First Floor Suite1	22.14	238	£6,000	£500
First Floor Suite 3	29.57	318	£7,200	£600

Car parking is available - £80 per space per calendar month

The premises are currently being refurbished, they present well, and will benefit from a refreshed well decorated, and carpeted environment.

Gas central heating, intruder alarm and fire alarm are fitted, and there will be LED light fittings provided.

There will be three car parking spaces available at an extra cost of approximately £80 per calendar month.

The Coach House offers the opportunity to lease high standard quality private rooms, from single room lettings, to a combination of rooms and suites.

#### LEASE

Rooms will be available on a standard landlords lease – a draft lease can be provided to interested parties.

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## RATES

It is understood that no rates will be payable to qualifying businesses. Interested parties are advised to discuss the matter with the letting agents.

## 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

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

## 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.

## 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.

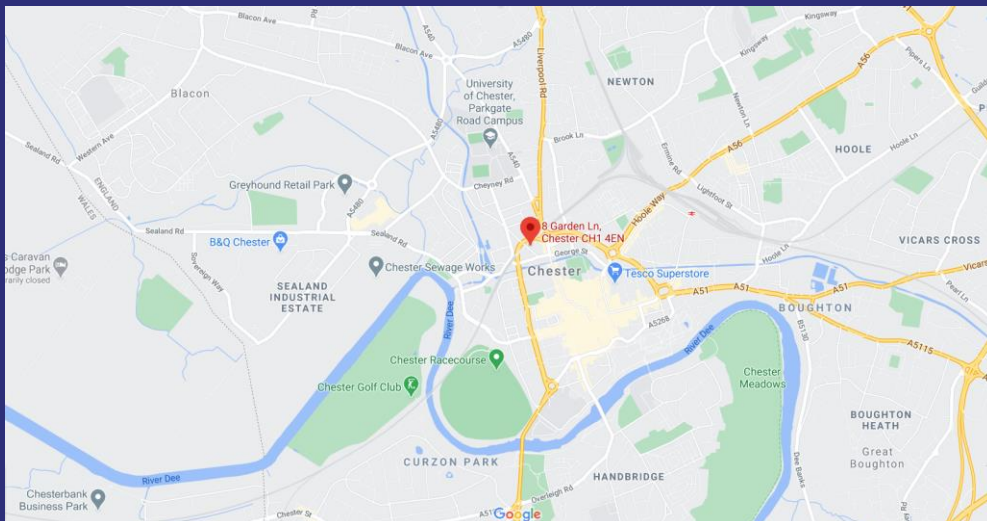
## PLANS/PHOTOGRAPHS

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.

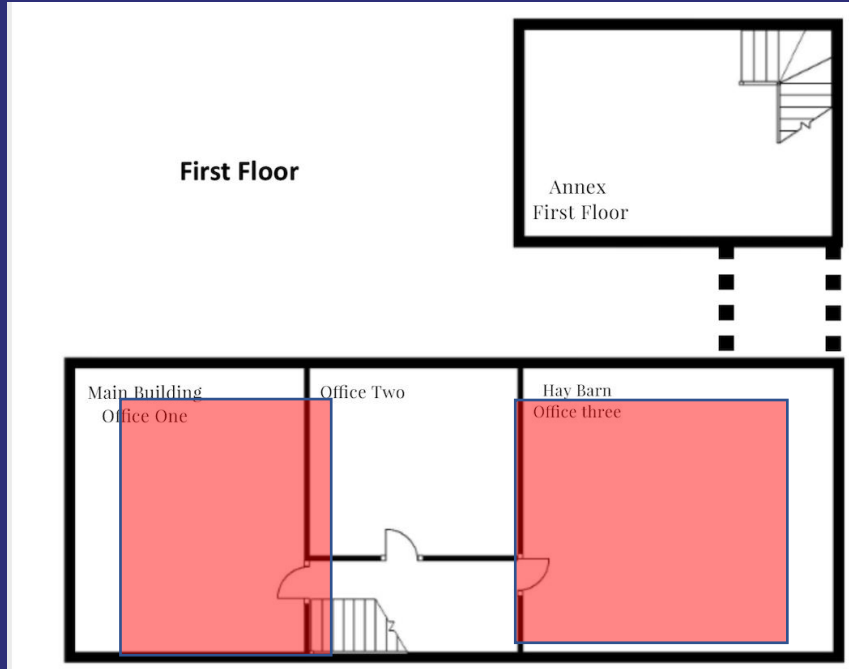
## VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: RC Jan21  
[robbie.clarke@bacommercial.com](mailto:robbie.clarke@bacommercial.com)

## SUBJECT TO CONTRACT



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## 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.

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