

1 QUEENS PARK ROAD HANDBRIDGE, CHESTER, CH4 7AD



TO LET

- Prominent corner retail unit
- Popular affluent Chester suburb
- Available immediately
- £12,000 per annum
- 650 sq ft (60.38 sq m)
- Small Business Rates Relief

Chester

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

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BA Commercial
Chartered Surveyors

 Cheshire West
and Chester

1 QUEENS PARK ROAD

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LOCATION

The property is located in Handbridge, a popular and affluent suburb of Chester, immediately to the south of the city centre and south of the River Dee from Lower Bridge Street, it is a popular residential and commercial area within easy walking distance from the city centre.

SITUATION

The premises are prominently situated directly adjacent to the Coop fuel station and shop on the junction of Queens Park Road and Overleigh Road, Handbridge.

Please refer to location plan.

DESCRIPTION

The property comprises a small corner unit forming part of a traditional retail parade consisting of several shops with residential above. Internally the property has been previously fitted out to a good standard being a former McColl's Newsagent.

ACCOMMODATION/AREAS

60.38 sq m	650 sq ft
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RENTAL

£12,000 per annum

LEASE

The property is available via a Full Repairing & Insuring lease for a term of years to be agreed.

EPC

The Energy Performance Asset Rating for this property is C – Certificate Reference Number: 7551-3325-8748-7423-8224

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

BUSINESS RATES

The VOA website confirms the property has a Rateable Value of £ £7,700.

This property benefits from Small Business Rates Relief.

Interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester.

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 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.

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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:

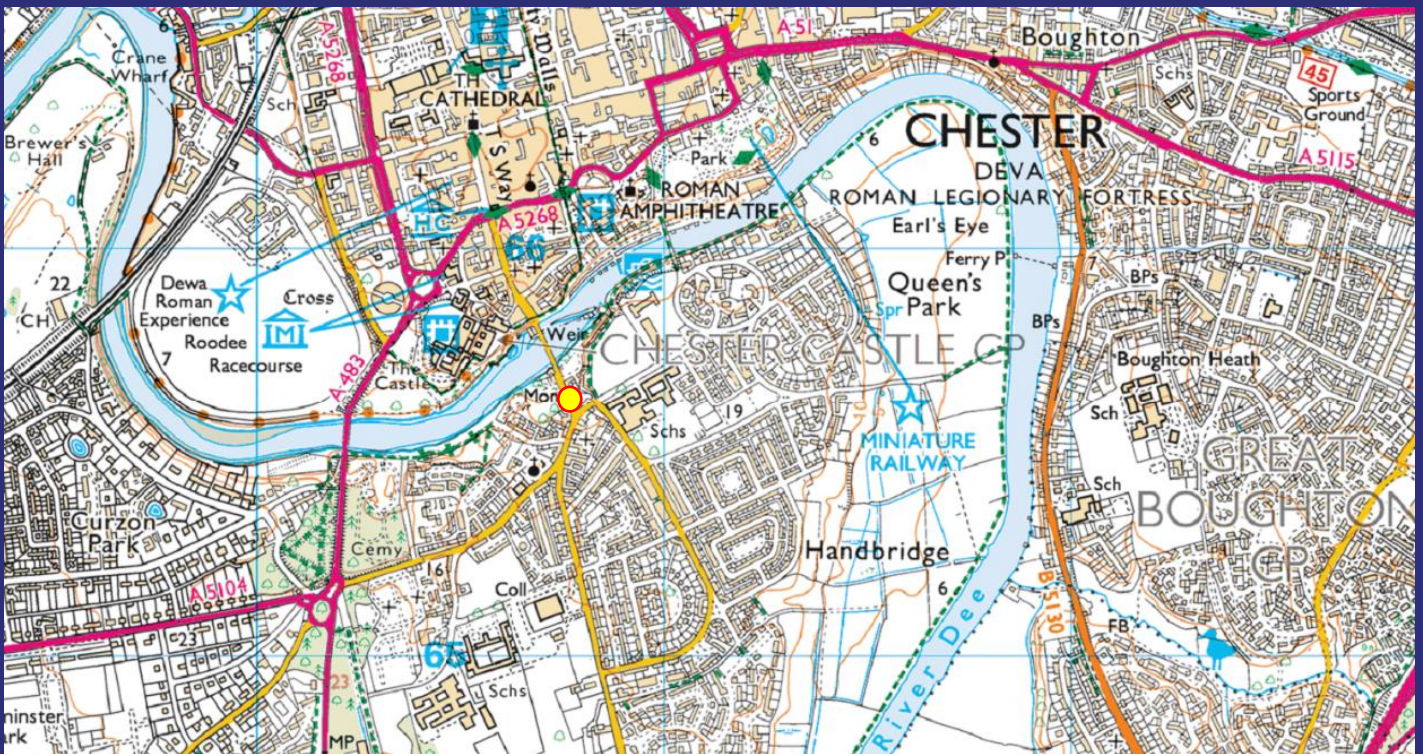
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SUBJECT TO CONTRACT



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;
- 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;
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