

3 ST JOHN'S COURT VICARS LANE, CHESTER, CH1 1QE

On the instructions of



TO LET

- Modern self-contained office building
- Extending to 205 sq m (2204 sq ft)
- Two car parking spaces included with possible additional parking available if required
- To be subject to a scheme of modernisation and improvement
- To let, new lease, £24,500 pax plus VAT



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

3 ST JOHN'S COURT VICARS LANE, CHESTER, CH1 1QE

LOCATION

The attractive historic city of Chester is universally recognised as a major office location in the North West. Communications are excellent via road through the regional and national motorway network (M56 and M53). Mainline rail and international airport facilities are all available within easy reach.

St John's Court is a highly regarded modern office development off Vicars Lane, and overlooking Chester's inner ring road system, and Grosvenor Park.

Occupiers include:

- SAS Daniels Solicitors
- Bonhams Auctioneers
- Allington Hughes Law
- Meacher - Jones Chartered Accountants
- Connells Property Services Group – legal dept

The offices are situated within an attractive court yard setting, with vehicular access off Vicars Lane and pedestrian access via Priory Place.

The scheme has a car park barrier entrance with automatic number plate recognition and there is parking available, subject to further negotiation.

The position of the property is shown on the attached location plan.

DESCRIPTION

3 St Johns Court comprises a modern end terraced building constructed of conventional brick elevations.

The premises comprise purpose built modern office accommodation ideally suited for professional users and can be available in open plan format on each floor level.

The office will therefore incorporate modern facilities to include the following some of which will be upgraded:-

- Double glazed opening windows
- Suspended ceilings
- Modern lighting
- Perimeter trunking
- Car Parking

The full specification to be provided can be discussed in due course with the Agents.

RENTAL

A commencing rental of £24,500 pax is required. The rent is subject to VAT.

2 parking spaces available at additional cost, further spaces may be available.

ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
Ground floor	73	791
First floor	72	778
Second floor	59	635
Total	205	2204

LEASE

The premises are available to let on a new Full Repairing and Insuring lease for a term of years to be agreed incorporating regular rent reviews.

SERVICES

Mains water, electricity, gas and drainage are all understood to be connected subject to statutory regulations.

RATES

Currently both Units 3&4 are assessed as one unit for Rating purposes and the assessment will therefore need to be split.

Interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester Council, Business Rates Department 0300 1237023.

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

3 ST JOHN'S COURT VICARS LANE, CHESTER, CH1 1QE

SERVICE CHARGE

An annual service charge applies in respect of the common areas and external areas of the building along with those areas provided by the landlord within the Courtyard to include car park barrier, maintenance and landscaping, further details on application.

EPC

The Energy Performance Asset Rating for this property is C Certificate Reference Number: 0080/7916/0315/1820/5000

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.

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.

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.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Sept 2021

Justin.rice-jones@bacommercial.com

Robbie.clarke@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.
- 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. E573291E





Photographs showing previous tenants fit out and for illustrative purposes only