

# 39 BOUGHTON CHESTER, CH3 5AF



## TO LET

- A well located shop unit on main arterial road
- Ground floor area 37.06 sq m (399 sq ft) plus
- first floor 14.6 sq m (158 sq ft)
- Close to Waitrose and new Moxy hotel
- Available on new lease on terms to be agreed
- Rental £8,840 pax (£180 per week) approx

### 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 premises are situated in early Boughton, a popular local shopping area on one of the main arterial routes into Chester city centre from the east. The premises are in an improving location close to Waitrose and new Moxy hotel with significant on-site parking. There is a further retail scheme opposite encompassing American Golf Discount and other specialist edge of town retailers.

The location is extremely visible on a main arterial route and there is some short term parking immediately outside.

### DESCRIPTION

The property comprises a mid-terraced shop unit previously operated as a hairdressing salon for a substantial number of years.

The unit is well appointed with modern upvc full height shop front with inset personnel doorway and some similar replaced windows. The ground floor unit incorporates plaster and painted walls with a combination of lighting and laminate floor finishes with a raised section at the rear leading to a small kitchenette, store and w/c.

There is a useful first floor area approached from the main staircase leading to two rooms, latterly used for beauty treatments of a similar standard.

### ACCOMMODATION/AREAS

Internal width	3.05 m	(10'0)
Sales depth	11.15 m	(36'7)

Ground floor sales	31.0 sq m	(334 sq ft)
Ground floor kitchen	4.08 sq m	(44 sq ft)
Store	1.9 sq m	(21 sq ft)
First floor	<u>14.7 sq m</u>	<u>(158 sq ft)</u>
<b>Total</b>	<b>51.68 sq m</b>	<b>(557 sq ft)</b>

### RENTAL

£8,840 pax (£180 per week)

### RENT DEPOSIT

A rent deposit may be requested depending on credit check.

### LEASE

The premises are to let on a new lease for a term of years to be agreed but for a minimum period of three years. The lease will be on tenants internal repairing and insuring terms.

### RATES

We are verbally informed by the Local Rating Authority, Chester West & Chester Council that the property is assessed as follows:-

Rateable Value £2,900

The premises will enjoy Small Business Rates Relief to qualifying applicants, further details on available from the above Authority.

### EPC

The Energy Performance Asset Rating for this property is E-103.

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 agreed.

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## 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. April 2022

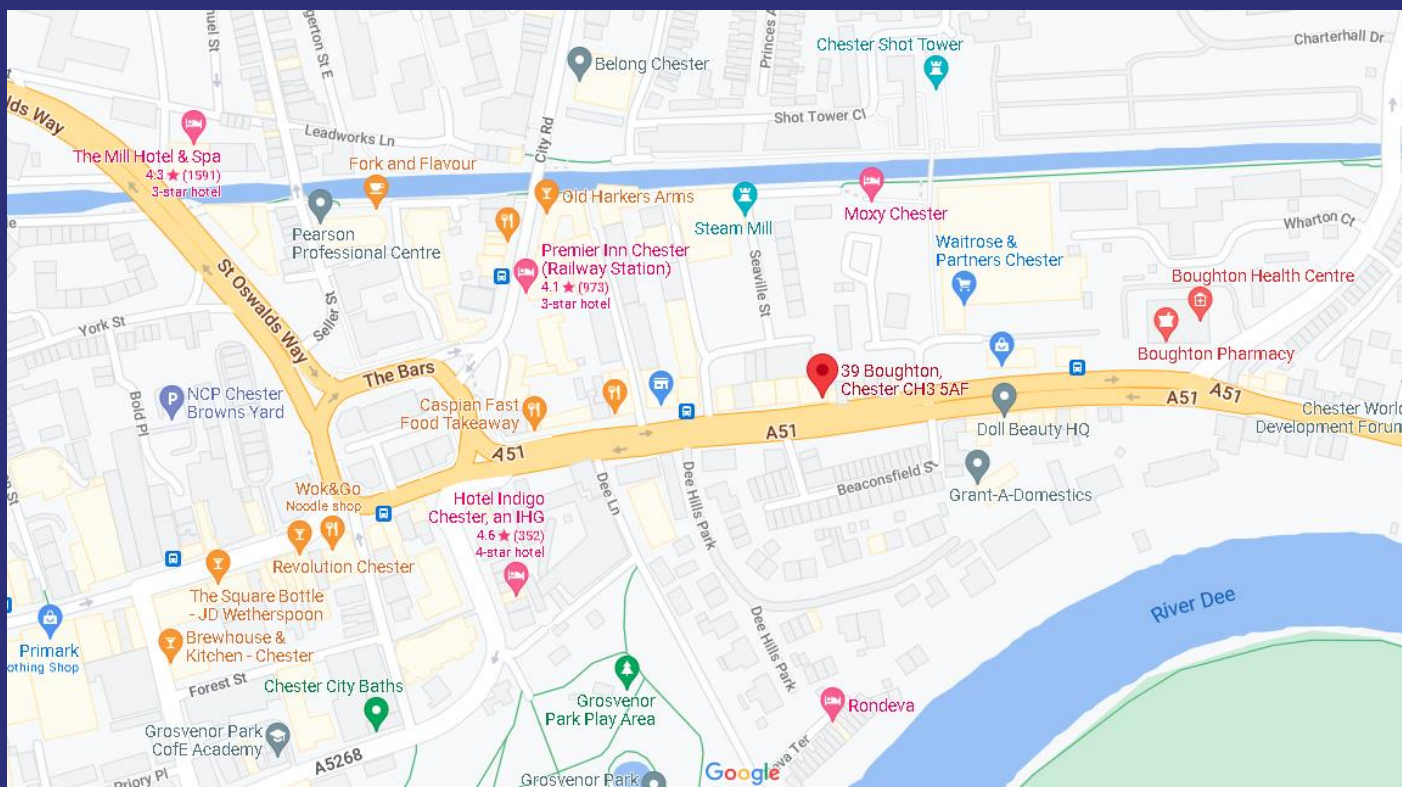
[Justin.rice-jones@bacommercial.com](mailto:Justin.rice-jones@bacommercial.com)

[Tom.hill@bacommercial.com](mailto:Tom.hill@bacommercial.com)

## 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.

## 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:

- 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.
- 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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