

**TEMPLE CHAMBERS
FRODSHAM STREET
CHESTER, CH1 3LE**



TO LET

- Office / Studio suites
- Arranged at first floor level
- From 119 sq ft to 319 sq.ft
- Considered ideal for a range of uses including offices, work rooms, treatment rooms etc

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

TEMPLE CHAMBERS FRODSHAM STREET CHESTER, CH1 3LE

LOCATION

The property occupies a prominent position on the west side of Frodsham Street, one of the city's principal shopping streets. Frodsham Street connects Chester's new Bus Exchange with the prime retail pitch of Foregate Street. Occupiers in close proximity include Iceland, Tesco, Pound Bakery, British Heart Foundation, Oxfam, Ladbrokes and Brighthouse.

City centre car parking is afforded to the rear of the property at the Iceland, Kaleyards Car Park and opposite at the Tesco Superstore. The premises are located within the upper floor of a terrace block of property occupied as shops and flats and is opposite the entrance to the Tesco supermarket. The small suites are well presented, incorporating electric wall mounted heating panels and carpeting throughout. Viewing is highly recommended. The rooms available are suitable for a wide variety of uses including office accommodation, treatment rooms and work rooms.

ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
Room 11	11.05	119
Room 2,3	29.63	319

RENTAL

UNIT	Per Annum	Per Week
Room 11	£2,700	£51.92
Room 2,3	£7,250	£140

LEASE

Suites within Temple Chambers are available by way of flexible "easy in easy out" licence agreement for a minimum period of 6 months or by longer lease upon negotiation if required.

RATES

No rates payable to qualifying businesses. Interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester Council.

EPC

The Energy Performance Asset Rating for this property is E-101. A full copy of the Energy Performance Certificate is available upon request from the agents.

SERVICE CHARGE

Temple Chambers is maintained to a high standard and a service charge is payable by tenants.

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.

enquiries@bacommercial.com

01244 351212

SUBJECT TO CONTRACT

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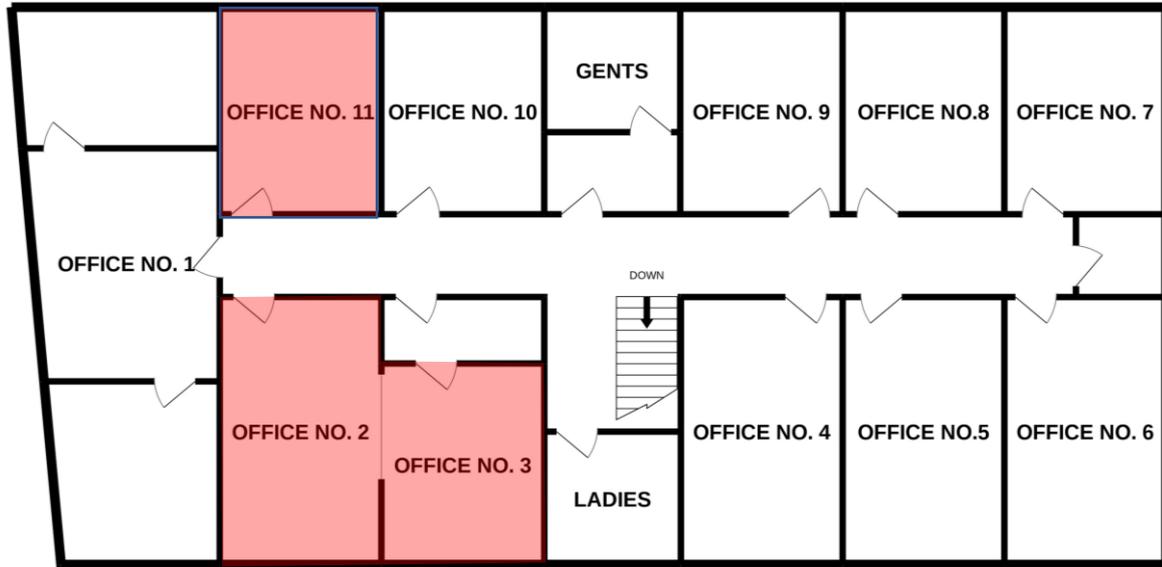
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FIRST FLOOR



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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