

FOR SALE

ATTRACTIVE GRADE II LISTED OFFICE BUILDING WITH PRIVATE ALLOCATED CAR PARKING IN A PRIME CITY CENTRE LOCATION.

2,503 sq.ft. (232 sq.m)

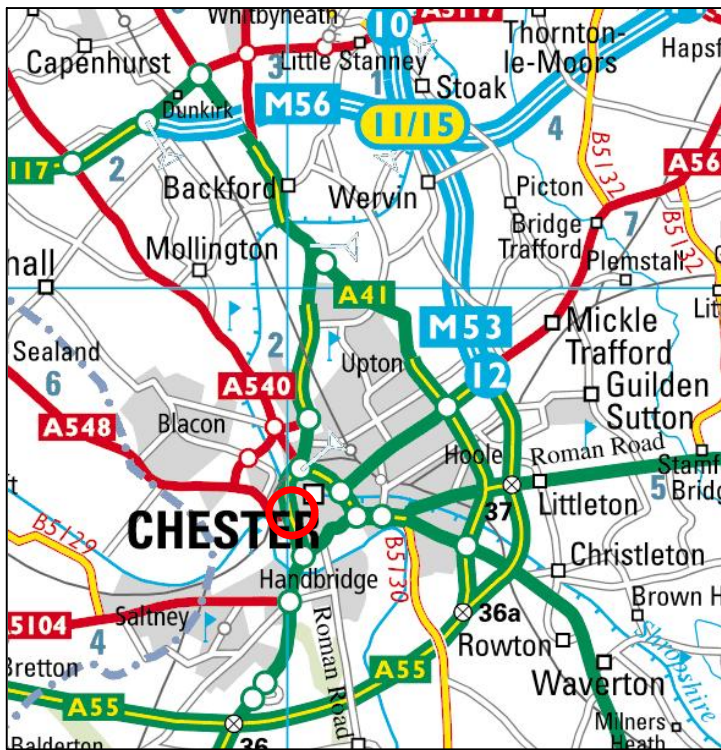


**1a GREY FRIARS
CHESTER
CH1 2NW**

**Bolton
Birch**

www.boltonbirch.com

01244 311681



Location

The property is prominently located on Grey Friars which links directly with the Nicholas Street section of the inner ring road. This represents a prime city centre position within very easy walking distance of all the city centre shops, restaurants, cafes, banks, etc., while also providing good vehicular access via the city inner ring road. Grey Friars and Nicholas Street are particularly established and sought after locations for professional offices within the City Walls.

Description

1a Grey Friars is an attractive Grade II Georgian property of rendered brick elevations under a flat roof. The subject property provides principally flexible open plan space, with some partitioned private offices and boardrooms. Each floor benefits from their own kitchen and male and female WC facilities which enables the building to be occupied on a floor-by-floor basis by several companies if required. The building benefits from gas central heating, security and fire alarm, carpeting throughout, suspended ceilings with fluorescent light fittings and timber framed windows.

Accommodation / Areas

The subject property has been measured on a Net Internal Area basis in accordance with the Royal Institution of Chartered Surveyors Recommended Practice and we calculate that they extend to the following areas :-

Ground Floor	1,609 sq.ft. (150 sq.m.)
First Floor	894 sq.ft (83 sq.m.)
Total	2,503 sq.ft. (233 sq.m.)

Tenure

We are advised that the property is held freehold.

Price

£450,000 (Four hundred and fifty thousand pounds) exclusive.

VAT

All figures quoted are exclusive of and may be liable to VAT at the standard rate prevailing.

Further Information / Viewing

Please contact Jonty Goodchild of the sole retained agents Bolton Birch.

Tel: 01244 311681

Email: jonty@boltonbirch.com

Subject to contract

