

FOR SALE (MAY LET)

A RARE OPPORTUNITY TO PURCHASE A PRIME PERIOD FREEHOLD IN ATTRACTIVE LANDSCAPED GROUNDS WITH EXTENSIVE CAR PARKING ON A MAIN ARTERIAL ROUTE INTO THE CITY CENTRE.

**18 Private Car Spaces. Both Buildings Potentially Available Separately. Main Building 3,030 sq ft plus basement
The Coach House 854 sq ft**



**67 Liverpool Road
Chester
CH2 1AW**

**Bolton
Birch**

www.boltonbirch.com

01244 311681



Location

The subject property is located on a prominent position fronting Liverpool Road which is one of the main arterial routes into Chester. This location is within easy walking distance of the city centre being located only a few hundred yards from the city inner ring road and city walls. One of the main advantages of this location is the easy access without the need to join the inner ring road system combined with being close enough to the city centre to easily enjoy all the prime shops, restaurants, cafes and other associated amenities.

Description

The subject property comprises an attractive mid-nineteenth century period semi-detached office building which is set in attractive landscaped gardens. This two storey property is of traditional brick construction under a pitched slated roof and has been renovated and refurbished internally to provide modern office space with a particularly appealing and high level of interior design including exposed wooden flooring, restored period staircase, original sash windows etc. The offices provided range from large open plan spaces to a series of private rooms accompanied by a particularly impressive boardroom, more than adequate male and female WC facilities, a large fully fitted kitchen, store rooms and basement providing further storage.

Within the grounds is The Coach House which is a second smaller completely self contained detached two storey office building providing modern office space accompanied by kitchen and WC facilities.

Terms

Offers in excess of £600,000 are sought for the freehold interest in both buildings. Alternatively the premises are available to lease on terms to be agreed.

Consideration would be given to disposing of the two buildings separately on either a sale or lease basis. Further information available on request.

Accommodation / Areas

Main Building		
Ground Floor	1,602 sq ft	(148.8 sq m)
First Floor	1,428 sq ft	(132.7 sq m)
Basement	382 sq ft	(35.5 sq m)
Total	3,412 sq ft	(317.0 sq m)

The Coach House

Ground Floor	554 sq ft	(51.5 sq m)
First Floor	300 sq ft	(27.9 sq m)
Total	854	(79.4 sq m)

The subject property has been measured on a Net Internal Area basis in accordance with the Royal Institution of Chartered Surveyors

Tenure

We are advised that the property is held freehold.

VAT

All figures and prices 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.



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