

TO LET

**ATTRACTIVE GEORGIAN OFFICE PROPERTY IN
PRIME CITY CENTRE LOCATION BENEFITTING
FROM AN ALLOCATED PRIVATE CAR PARK TO
THE REAR**

111.58 sq m (1,201 sq ft) (PLUS BASEMENT)

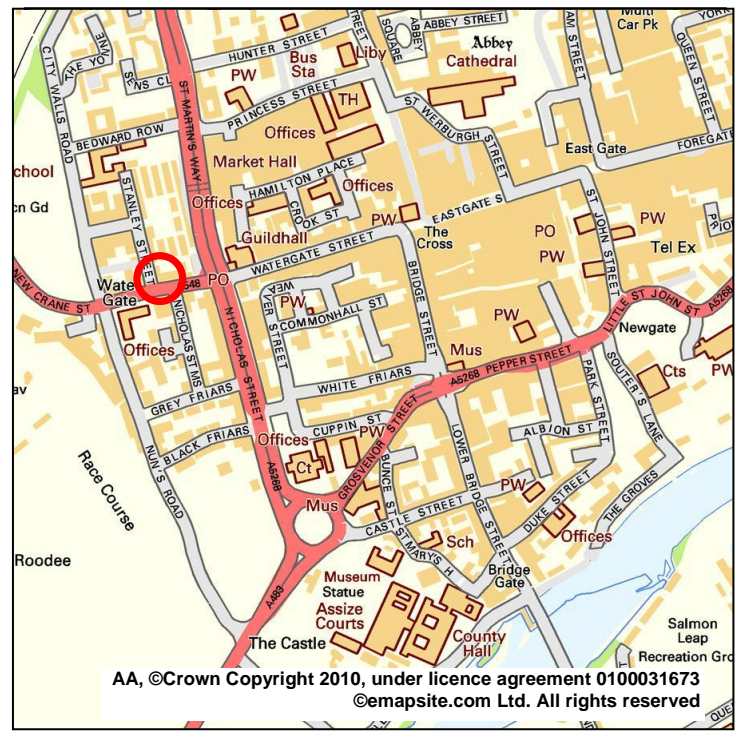


**92 Lower Watergate Street,
Chester City Centre.**

**Bolton
Birch**

www.boltonbirch.com

01244 311681



Location

The property is located on Lower Watergate Street within the City Walls and professional business core of Chester City Centre. Lower Watergate Street is linked with the Nicholas Street section of the inner ring road and therefore benefits from good access into the city. Lower Watergate Street also leads past Chester Racecourse and onto Sealand Road to the Sealand Trading Estate, Chester West Business Park and the main Chester retail and leisure park. The property is located in the heart of the commercial area of the city and within minutes walk of the shopping centre and other associated amenities.

Description

The offices are arranged on ground, first and second floor within this attractive terraced Georgian property which provides modern office accommodation whilst maintaining many of the original attractive features such as high ceilings and period coving. The offices are heated, lighted and benefit from carpeting throughout.

To the rear of the premises is a private car park accommodating four vehicles.

Accommodation / Areas

The premises have been measured on a Net Internal basis in accordance with the RICS Recommended Practice and extend in total to:

Ground Floor Offices	392 sq ft	(36.42 m2)
First Floor Offices	419 sq ft	(38.93 m2)
Second Floor Offices	390 sq ft	(36.23 m2)
Office Total	1,201 sq ft	(111.58 m2)
Basement	385 sq ft	(35.74 m2)
TOTAL	1,586 sq ft	(147.32 m2)

Lease / Terms

The premises are available by way of assignment of a lease due to expire in 2016.

Alternatively the premises are available by way of a new sub-lease for a term to be negotiated.

Rent

£10,000 per annum exclusive.

VAT

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

Further Information / Viewing

Strictly by appointment with the sole retained agents Bolton Birch. Please contact Jonty Goodchild

Tel: 01244 311681

Email: jonty@boltonbirch.com

Subject to contract



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