

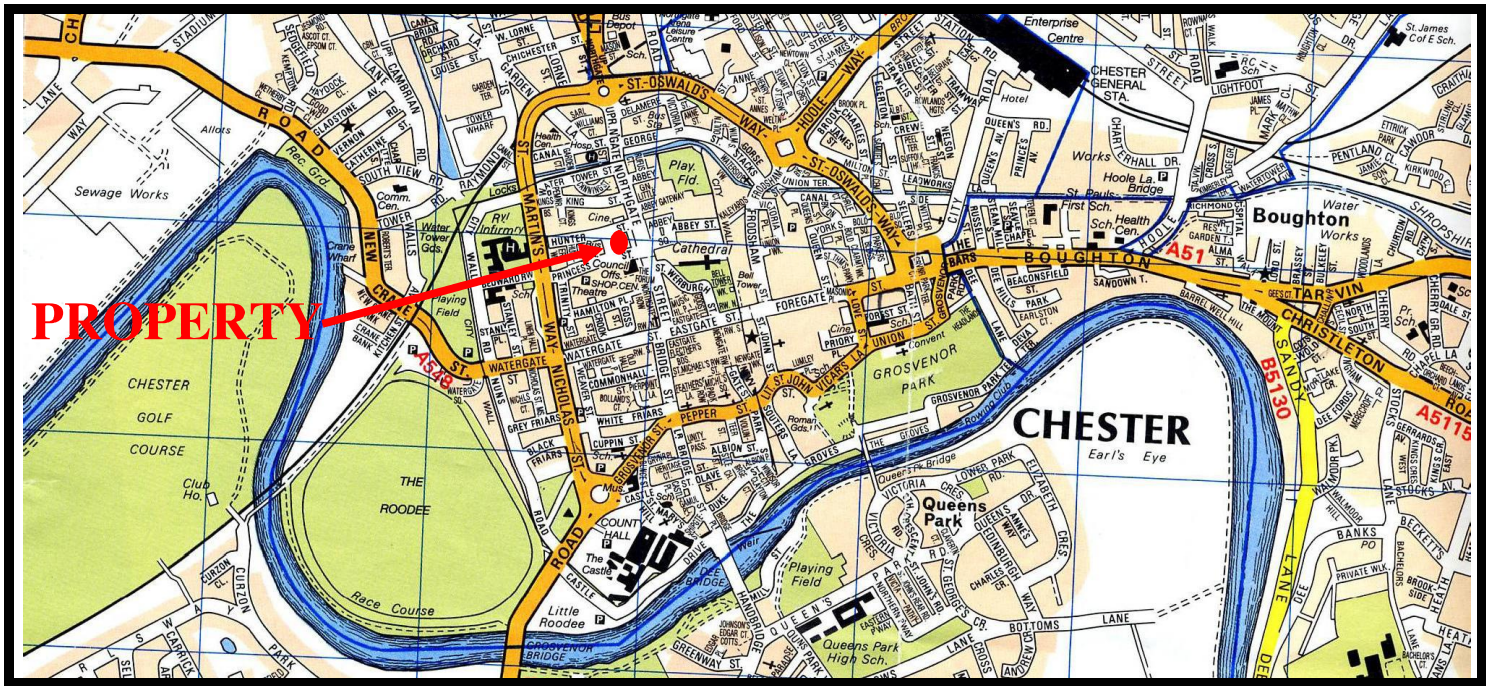
# TO LET

**WELL LOCATED  
CITY CENTRE OFFICE BUILDING  
1,765 SQ FT (163.9 M<sup>2</sup>)**



**9 HUNTER STREET  
CHESTER CITY CENTRE  
CH1 2AQ**





## LOCATION

The subject property is located on Hunter Street which is accessed directly off Upper Northgate Street in the heart of Chester City Centre. Located adjacent to the Hunter Street Bus Depot this location benefits from excellent public transport access. The subject property is located in the heart of Chester City Centre with all the prime shop, restaurants, cafés, banks etc being within very easy walking distance.

## DESCRIPTION

Number 9 Hunter Street comprises a prominent and imposing end of terrace office building with red brick elevations under a pitched tiled roof. The accommodation is arranged on ground, first and second floor levels and provides a variety of different sized private offices which benefit from good natural lighting. The offices benefit from fitted carpets, gas fired central heating and a mixture of traditional drop style lighting and florescent fittings and are accompanied by male and female w.c facilities and kitchen.



## ACCOMMODATION / AREAS

The premises have been measured on a Net Internal Area basis in accordance with the RICS Recommended Practice and we calculate that they extend in total to 1,764 sq ft (163.9 m<sup>2</sup>).

## LEASE

The premises are available by way of a new lease on a term to be negotiated.

## RENT

On application.

## V.A.T

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

## VIEWING / INSPECTION

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

Tel: 01244 311681  
 Fax: 01244 344090  
 Email: [jonty@boltonbirch.com](mailto:jonty@boltonbirch.com)

**SUBJECT TO CONTRACT**

Details Dated : 02 / 08 / 2007  
 Ref: JG / AME / 4118.