

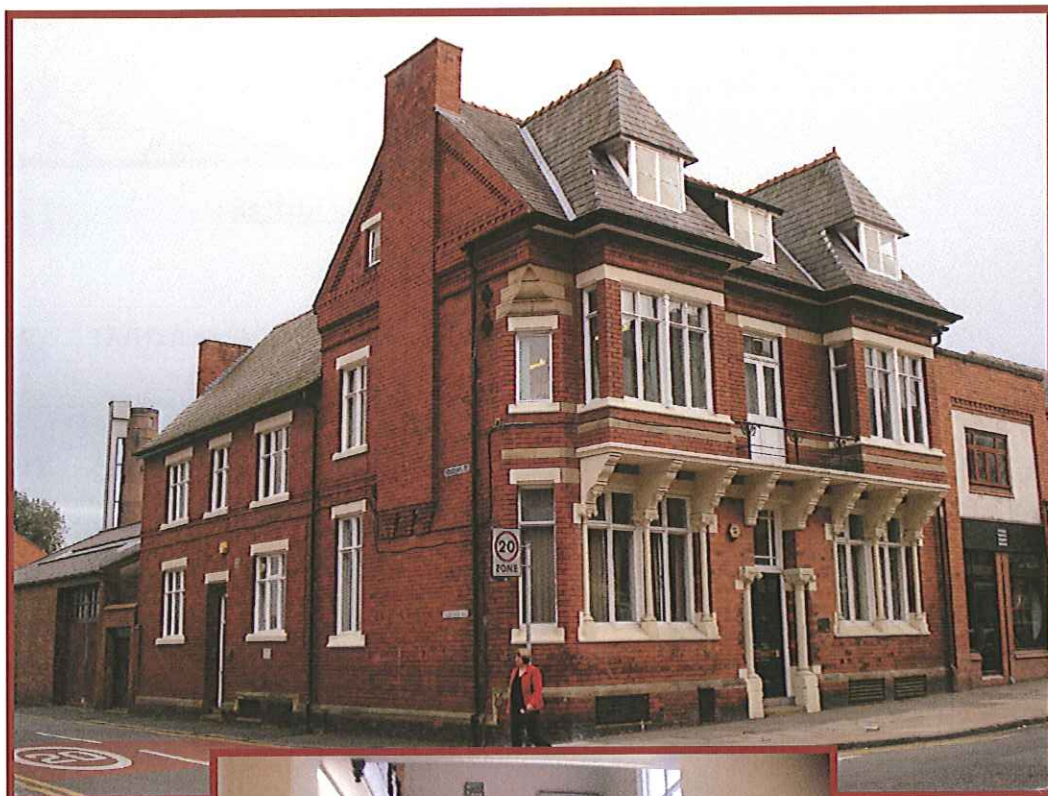
**Bolton
Birch**

CHARTERED SURVEYORS

FOR SALE

**FREEHOLD CITY CENTRE
OFFICE BUILDING**

4,212 SQ FT (391.3 M²) Approx



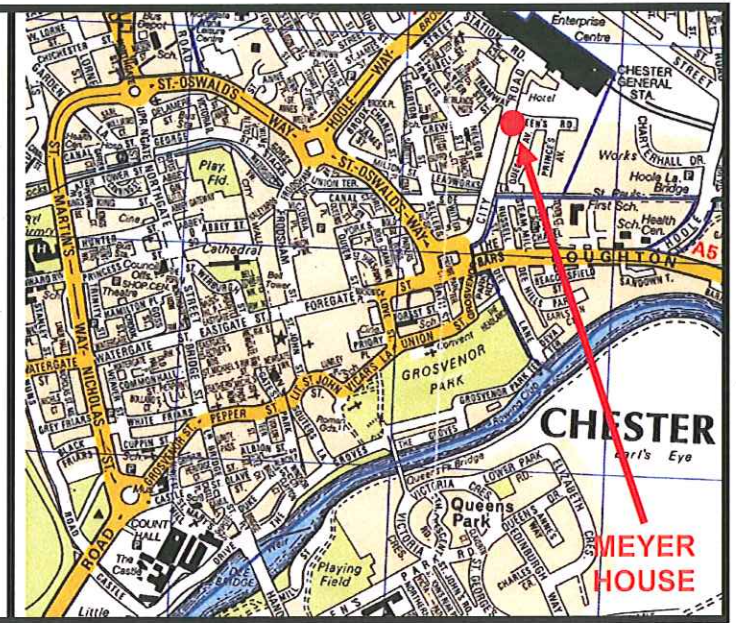
**MEYER HOUSE
42 CITY ROAD
CHESTER
CH1 3AE**

Tel

01244 311681

Shippate House, Shippate Street, Chester CH1 1RT

Fax (01244) 344090 Email: agents@boltonbirch.com Website: www.boltonbirch.com



LOCATION AND DESCRIPTION

Meyer House is located at the junction of City Road with Queens Road within about 100 metres of Chester General Station. It comprises an end-terraced building of brick construction with a pitched slated roof constructed on basement, ground, first and second floors, together with single-storey garage stores to the rear.

Meyer House is situated within an area comprising a mix of uses including offices, hotel, retail, residential and leisure. It is located between Thistle House and Chattels retail furniture showroom and is opposite to offices at Chantry House.

TENURE

Freehold.

RATING

The entry appearing in the 2006 list of Chester City Council is as follows :-

Rateable Value :- £20,500.00

Rates Payable :- £9,102.00

ASKING PRICE

Offers are invited for the freehold interest with vacant possession.

COSTS

Each party to be responsible for their own legal and professional costs incurred in the transaction.

SUBJECT TO CONTRACT

ACCOMMODATION / AREAS

Ground Floor

Comprising five private offices, kitchen and toilets. 1,042 sq ft (NIA) (96.80 m²)

Garaging to the rear 205 sq ft (NIA) (19.04 m²)

First Floor

Comprising four private offices, photocopier and filing rooms, staffroom and toilets. 1,137 sq ft (NIA) (105.62 m²)

Second Floor

Comprising three private offices and three storerooms. 1,034 sq ft (NIA) (96.06 m²)

Basement

Storage and boiler room. 785 sq ft (NIA) (72.92 m²)

TOTAL FLOOR AREA 4,212 sq ft (NIA) (391.30 m²)

V.A.T

The option to tax has not been made and we are advised therefore that the sale will not attract VAT.

VIEWING / INSPECTION

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

Tel: 01244 311681

Fax: 01244 344090

Email: simon@boltonbirch.com

Details Dated : 24 / 10 / 2007

Ref: SHB / AME / 4127