

FOR SALE

**IMPRESSIVE PERIOD OFFICE BUILDING WITH
REAR PRIVATE CAR PARK LOCATED IN PRIME CITY
CENTRE LOCATION**

3,753 sq ft (349 sq.m)

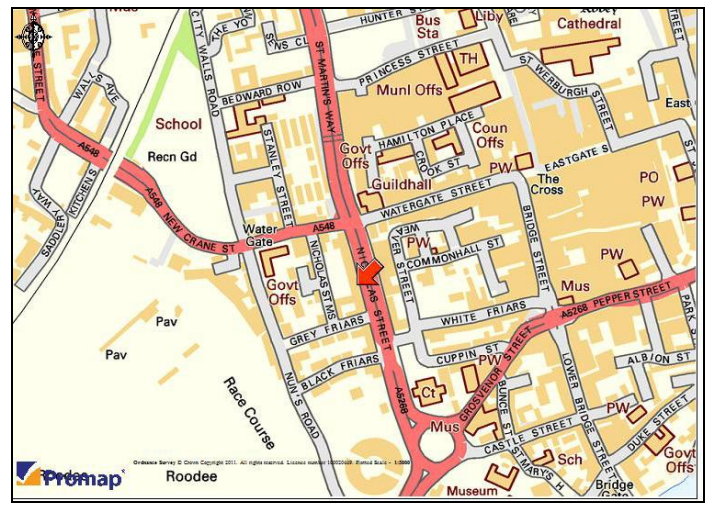
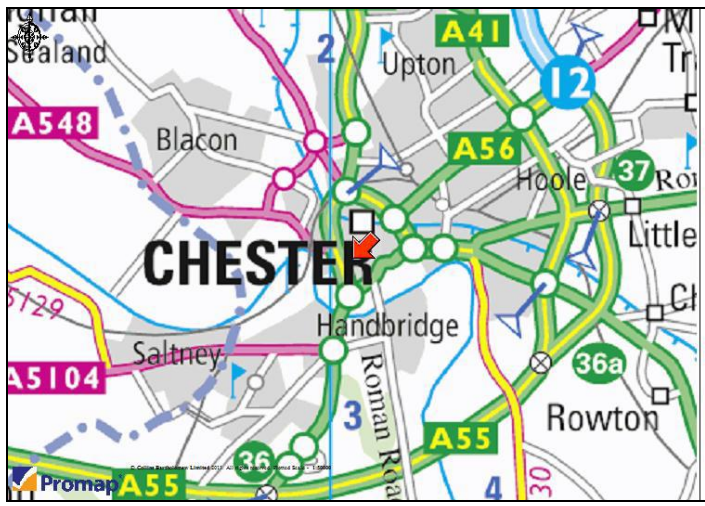


**22 NICHOLAS STREET
Chester, CH1 2NX**

**Bolton
Birch**

www.boltonbirch.com

01244 311681



Location

22 Nicholas Street occupies a prominent mid-terrace position fronting Nicholas Street which forms part of Chester City's Inner Ring Road. The property has a pedestrian access directly onto Nicholas Street and vehicular access to the rear via Nicholas Street Mews. This is a highly sought after location for both residential and commercial uses and it is a particularly well established location for professional offices. The property occupies a prime City Centre location which is easily accessed by both car and public transport and benefits from being within a few minutes walk of the prime City Centre retail and other associated amenities.

Description

The subject property comprises an impressive three storey mid terraced office building as seen from Nicholas Street but in fact consists of four storeys including a lower ground floor accessed from the rear car park in addition to attic accommodation. This period property is constructed in brick with solid external walls under a slate roof of pitched design. The subject property retains many appealing original features such as the original entrance reception and staircase, period coving and a large majority of the original timber sash windows. 22 Nicholas Street provides traditional office accommodation which is finished to a good standard to include carpeting throughout, a gas fired central heating system, security alarm and a variety of modern and more traditional drop lighting. As one would expect from a period property, the average room sizes is generous and a large majority of rooms benefit from good levels of natural lighting creating a pleasant working environment.

A particular advantage of the subject property is the large car park to the rear which provides car parking for approximately ten vehicles.

Areas

The premises have 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 :

Lower Ground Floor	765 sq ft	(71 sq.m)
Ground Floor	804 sq ft	(75 sq.m)
First Floor	703 sq ft	(65 sq.m)
Second Floor	967 sq ft	(90 sq.m)
Attic	514 sq ft	(48 sq.m)
Total	3,753 sq ft	(349 sq.m)

Tenure

We are advised that the property is held freehold.

Price

Offers in the region of £550,000 (*Five 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:

Jonty Goodchild
Tel: 01244 311681

Email: jonty@boltonbirch.com

