



TO LET

Room 12, The Old Rectory,
St Mary's Hill, Chester CH1 2DW

- An unusual opportunity to lease a superior office room of 120 sq ft (11.1) sq m in one of Chester's finest city centre office buildings with parking.
- Prime city centre location within the city walls and within easy walking distance of all the city centre shops and other amenities.
- Rateable Value is below £12,000 so there will be no rates payable if tenant is eligible for Small Business Rates Relief.

Phone today on 01244 311681
www.boltonbirch.com

Bolton Birch

LOCATION

The Old Rectory occupies a prime city centre location within the city walls. The property is located at the top of St Mary's Hill which links Shipgate Street with Castle Street. This sought-after location has the benefit of a quiet and peaceful setting whilst being located within the heart of Chester city centre and within easy walking distance of all the main city centre shops and other amenities. Access is excellent via the inner ring road which is within a few hundred yards.

DESCRIPTION

The Old Rectory dates from approximately 1835 at which time it was constructed as a parsonage house and coach yard. This is a two storey Grade II listed building which has recently been renovated / refurbished to provide office accommodation of the highest standard. Many of the original features of this impressive historic building are retained including high ceilings, sash windows, period coving and the original open well staircase and gallery landing.

The refurbishment has been to a high, modern specification to include full category II lighting to all office areas, three compartment perimeter trunking throughout, central heating and fully fitted carpets. The subject office suite is located on the first floor of The Old Rectory and comprises a single open plan office room. Elsewhere within the property there are communal male and female WC facilities, fitted kitchen and shower room.

Externally, there is an attractive landscaped courtyard and garden.

ACCOMMODATION

The office has been measured on **an IPMS 3** basis in accordance with the RICS Property Measurement 1st Edition and extends to 120 sq ft (11.1 sq m).

RENT

£3,000 per annum to include all utilities, service charge, buildings insurance and water rates.

VAT

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

BUSINESS RATES

The Valuation Office Agency Website (www.gov.uk/correct-your-business-rates) has a 2017 assessment of Rateable Value £1,300.

As the Rateable Value is below £12,000 you may be eligible for 100% Small Business Rates Relief meaning no Business Rates are payable. Please contact the business rates department directly for confirmation.

LEGAL COSTS

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

ENERGY PERFORMANCE

As the property is Grade II listed there is no requirement for an Energy Performance Certificate.

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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