

CHESTER

HQ BUILDING NICHOLAS STREET CH1 2NP

**1,720 SQ FT
 SUITABLE FOR VARIOUS
 USES**

Location/Description

HQ is located in an extremely prominent position as you enter Chester City centre and adjacent to Chester Racecourse. HQ is a well known mixed use development of 34 apartments, an Abode Hotel and restaurant, Miller & Carter restaurant and 60,000 sq ft of quality offices.

The available unit is on ground floor with extensive frontage, adjacent to Miller & Carter. It is suitable for a variety of uses.

Accommodation

The property is on ground floor only and measures as follows:

Ground Floor	1,720 sq ft	159.79 sq m
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Lease/Rent

The property is available by way of a new lease, at a rent of **£30,000 per annum exclusive**.

EPC

The Energy Performance asset rating is B 37.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.



Business Rates/Service Charge/Vat

A service charge may be levied to recover common area costs. Rates are to be assessed following occupation.

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

Legal Costs

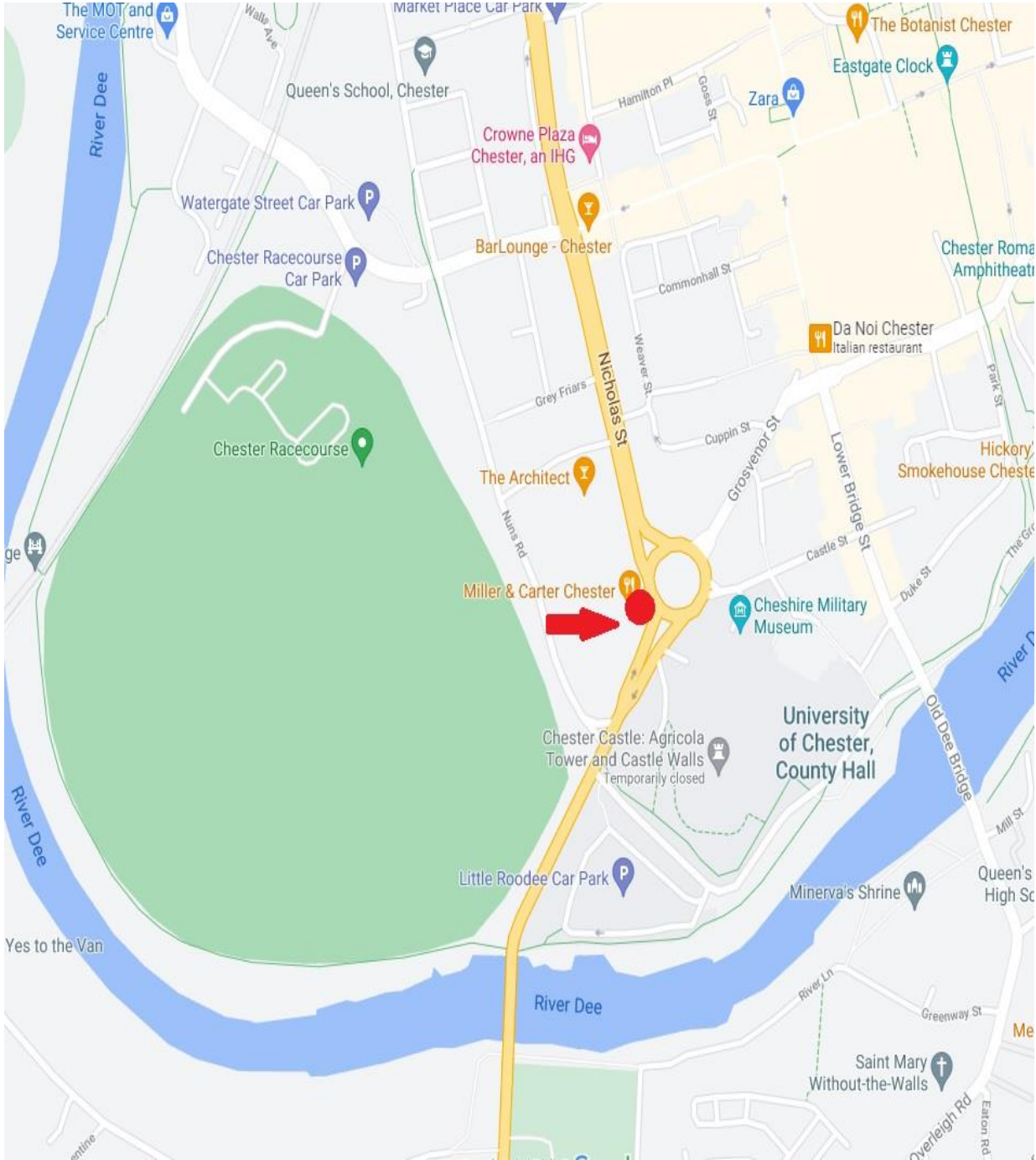
Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through Emanuel Oliver, Llyr Emanuel llyr@emanueloliver.com 0151 236 6725.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.