

CHESTER

**Former St Martin's
 Clinic
 St Martins Way
 CH1 2NR**

TO LET
 (May Split)



Accommodation

Ground Floor	3,862 sqft	358.8 sqm
First Floor	524 sqft	48.7 sqm
Total	4,386 sqft	407.5 sqm

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. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Legal Costs

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

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

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 via the sole agents:
 Dan Oliver dan@emanueloliver.com
 07816 526089

Location

The property is situated on St Martin's Way, an inner ring road within Chester City Centre, lying directly opposite the Multi Storey Car Park and Market Hall which forms part of the new City Centre redevelopment by Cheshire West and Chester Council, on the edge of the retail centre of the city.

The unit comprises a former surgery suitable for a variety of alternative uses within Class E (subject to planning). There is a 40 space pay and display car park immediately adjacent.

Lease

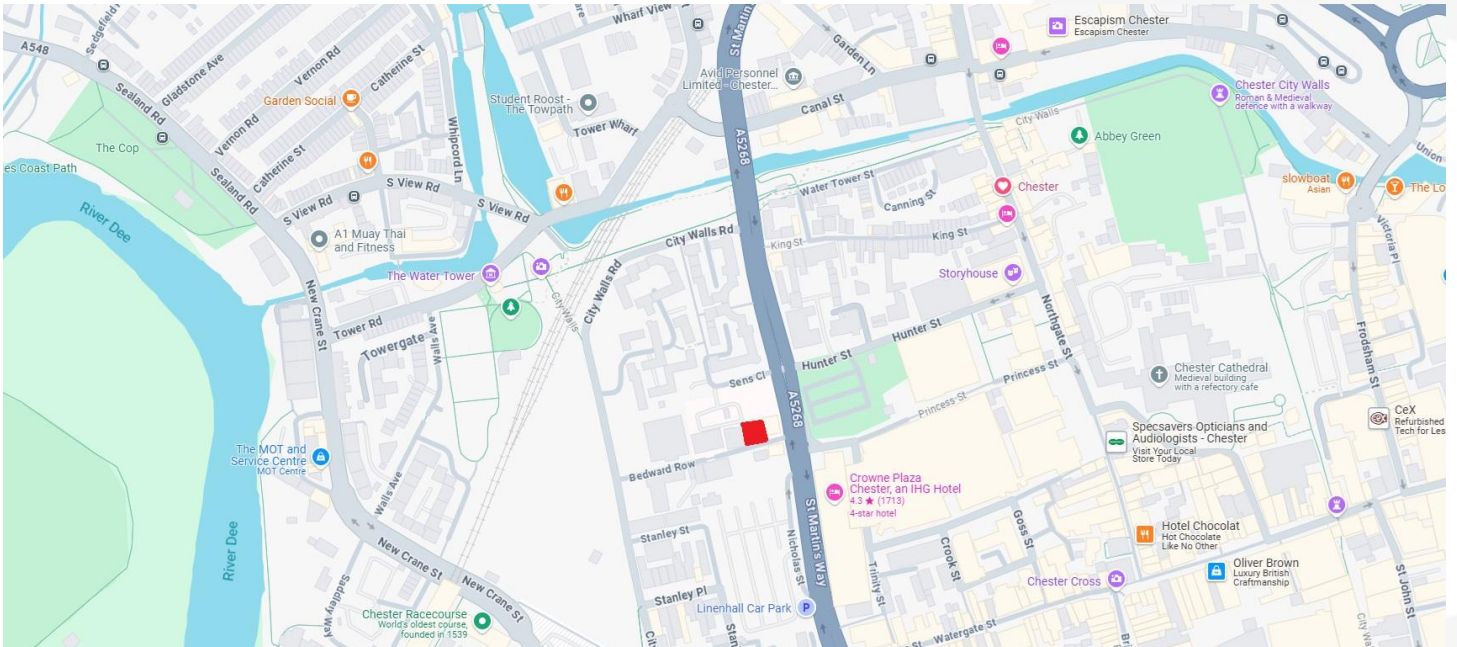
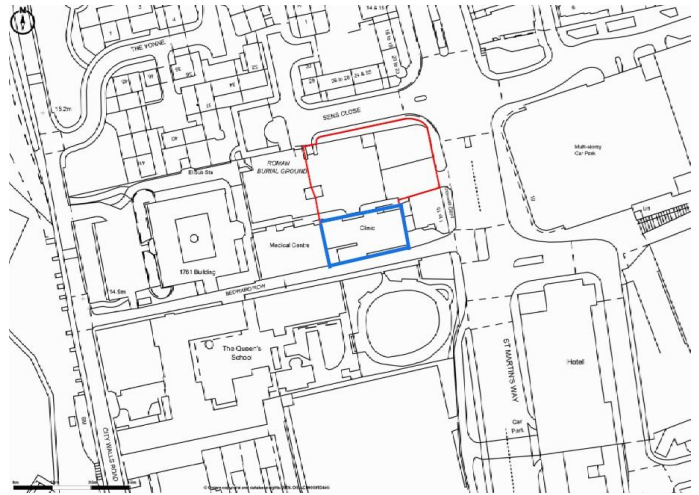
The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a rent of **£75,000** per annum exclusive.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows (Clinic) £32,250

Interested parties are advised to make their own enquiries with the local authority.

EPC
 C59



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.