

# CHESTER

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

**TO LET**  
(May Split)

## 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 **£60,000** 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



## Accommodation

<b>Ground Floor</b>	<b>3,862 sqft</b>	<b>358.8 sqm</b>
<b>First Floor</b>	<b>524 sqft</b>	<b>48.7 sqm</b>
<b>Total</b>	<b>4,386 sqft</b>	<b>407.5 sqm</b>

## 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

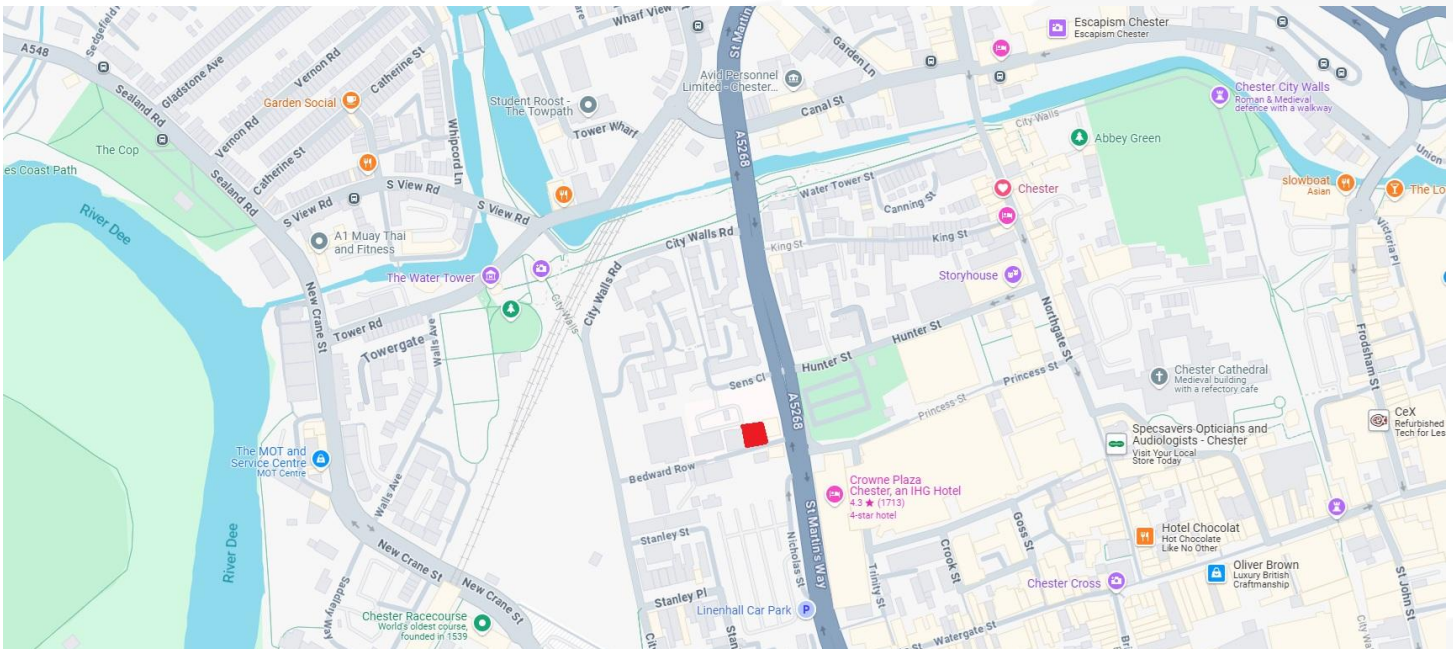
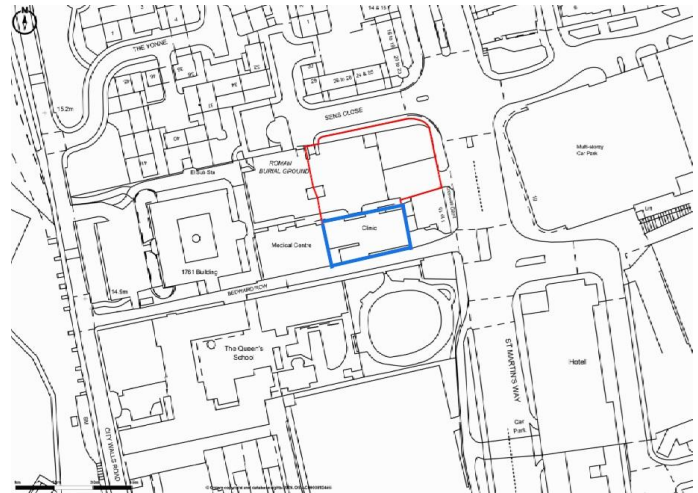
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

## 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](mailto:dan@emanueloliver.com)  
07816 526089



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