

To Let

Office

7 Hunter Street

Chester, CH21 2HR

2,115 sq ft

Over four floors

Description

The building is arranged over ground and two upper floors as well as benefiting from a basement suitable for storage. The ground floor also benefits from a reception area, kitchen and two WCs.

- Central location
- Close to public transport
- Suitable for a variety of uses



RENT

£25,500 pa
(£12.05 psf)



RATES PAYABLE

£8,982
2020/21



SERVICE CHARGE

£NA



EPC

E: 110

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7 Hunter Street

Chester, CH1 2HR

Location

7 Hunter Street is located in the heart of Chester City Centre providing easy access to the city's extensive retail and leisure facilities. The building also lies in close proximity to the city's main ring road and is well served by public transport being situated only metres away from Northgate bus station.

Accommodation

The property is arranged over ground, first and second floor levels and comprises the following approximate dimensions and net internal floor areas:

Floor	Sq M	Sq Ft
Ground Floor	86.48 sq m	931 sq ft
First Floor	55.27 sq m	595 sq ft
Second Floor	34.83 sq m	375 sq ft
Basement Storage	19.80 sq m	214 sq ft
Total	196.38 sq m	2,115 sq ft

Use

7 Hunter Street is currently being utilised as traditional office accommodation; however, alternative historical uses such as medical or educational would be reconsidered due to the existing layout of the 1st and 2nd floors, subject to obtaining the relevant permissions.

Terms

Available to let on a full repairing and insuring basis for a term of years to be agreed. Further information is available upon request.

Rateable Value

Rateable Value is £18,000 for the year 2020-2021.

Viewing

Strictly by prior appointment only through the Manchester office of Matthews and Goodman LLP.

Legal Costs

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



Kitchen



LED Lighting



Basement Storage



Reception Area



Meeting Rooms



City Centre Amenities



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