



TO LET

Second Floor 15 Grosvenor Court, Foregate Street, Chester, CH1 1HG

Second floor office in prominent city centre location
772 sq ft (71.72 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The property comprises a three storey mid-terrace office building set around an enclosed courtyard and benefits from:

- Open plan office
- Double glazing
- Carpeting
- Gas central heating
- Kitchenette
- LED lighting
- Glazed reception area
- WC

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

	NIA sqm	NIA sqft
Second Floor Office	71.72	772

Terms

The property is available leasehold.

Rent

The rent is £13,500 per annum plus VAT.

Rent Deposit

A rent deposit may be requested dependent on credit check.

Parking

The property has the benefit of 1 car parking space charged at £1,500 per annum.

Furniture

The furniture including desks, chairs and filing cabinets is available via way of separate negotiations.

Business Rates

The property has a Rateable Value of £9,300.
100% rates relief for qualifying businesses.





Service Charge

The property is subject to a service charge, which covers maintenance, cleaning of communal areas, WC's, outside grounds and external maintenance. Circa £703 per annum.

Building Insurance

The landlord insures the building and a proportion of the premium is payable by the tenant. Circa £220 per annum.

Services

Main services are understood to be available or connected to the property subject to statutory regulations. Tenant pays their fair share of these.

Energy Performance Certificate

The property has an EPC rating of D.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

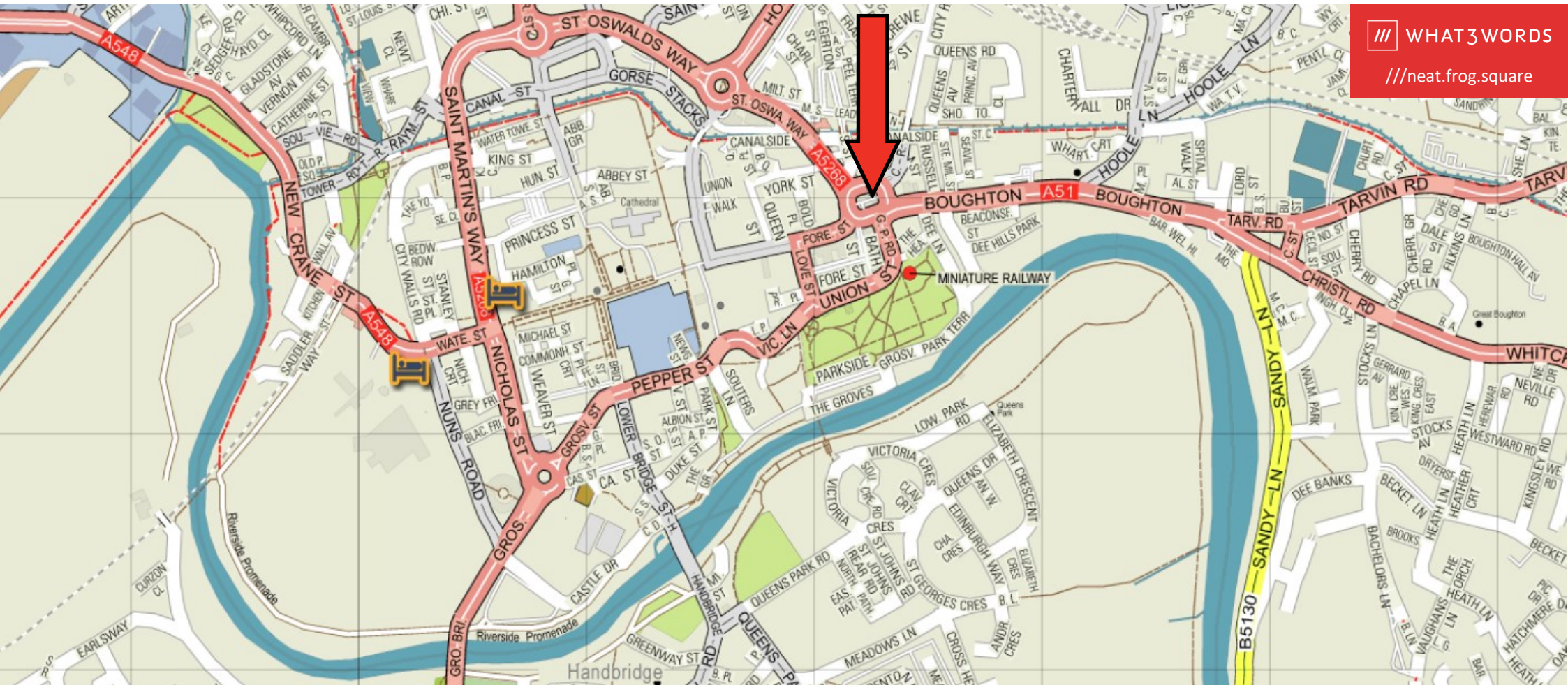
Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Location

The premises are situated within Grosvenor Court at the base of City Road and at the eastern end of Foregate Street.

The property is at the heart of Chester business district and a short walking distance from all of the main attractions and train station.



WHAT3WORDS
///neat.frog.square



Contact:



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MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are give 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 representations 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 the correctness of each of the statements contained in these particulars.

DATE PREPARED: May 2025



Legat Owen is a leading firm of Chartered Surveyors with over 30 staff in Chester and Nantwich. Our services include the following:



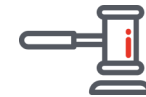
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

Please contact us to find out more.

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