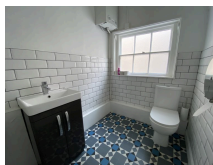
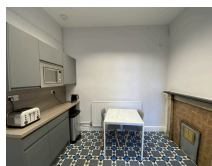
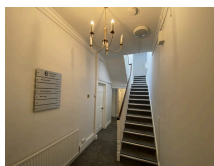


First Floor Room 6, 6 Nicholas Street, Chester, CH1 2NX

📏 SIZE - 277 SQ FT

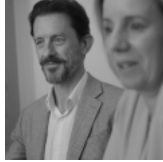
🔑 TO LET - £5,540 PER ANNUM INCLUDING UTILITIES



INTERESTED IN THIS

Make an enquiry

Contact our team to register your interest in this property and to get more details.



Jonty Goodchild

01244 311 681

07968 160 277

jonty@boltonbirch.com

DETAILS

Ground Floor Room 6, 6 Nicholas Street

Quick Overview

Variety of different sized fully refurbished high quality offices.
Available on an all-inclusive basis.

Prime city centre location. Walking distance of city centre shops and amenities.

For current availability of offices see below or contact agent.

Featured photographs are generic of the property and not specific to current office availability.

Location

6 Nicholas Street occupies a highly prominent and imposing position on the Nicholas Street section of the city inner ring road in the heart of Chester city centre. Nicholas Street has long been regarded as a highly sought-after location for professional offices and is located on one of the main arterial routes into Chester city centre. All the city centre car parks, shops, bars restaurants and other associated amenities are all within very easy walking distance.

Description

The subject property forms part of a period of terraced properties designed by Joseph Turner and constructed in 1780. 6 Nicholas Street is a highly impressive Grade II listed office building of appealing architecture and appearance which has been completely renovated and refurbished. A variety of different sized offices finished to a modern specification are offered on ground and first floor levels. The offices have recently been fully redecorated and re-carpeted and benefit from a gas fired central heating system, original timber sash windows, high ceilings and period covings.

Current Availability

First Floor Room 6a & 6b (comprising of 2 interconnecting rooms): 290 sq ft
(26.9 sq m) £5,800 p.a.

Rent is inclusive of all utilities

(Floor areas as per RICS Code of Measuring Practice)

Lease

The office suites are available to lease on the landlords standard tenancy agreement for a minimum period of 12 months with 1 month's deposit.

Parking

6 Nicholas Street does not have a private car park but is located within easy walking distance of Chester Race Course, Crane Street NCP and Linenhall Stables car parks.

VAT

VAT is not payable on rent.

Business Rates

Tenants are responsible for the payment of Business Rates. However, Small Business Rates Relief results in qualifying tenants paying no Business Rates if the Rateable Value of the office is less than £12,000 per annum. Please contact the Business Rates Department directly for confirmation via [this link](#)

Energy Performance

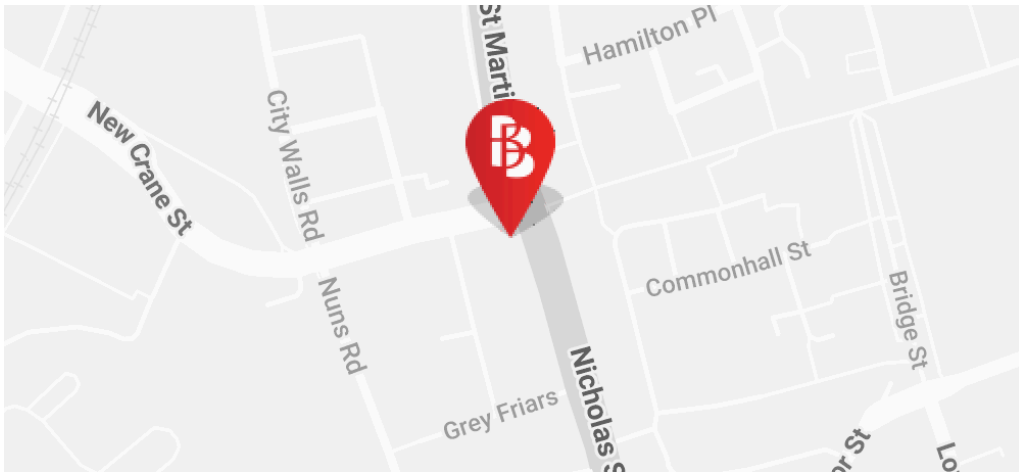
We advised that the property is Grade II Listed and is therefore exempt from the requirements for an Energy Performance Certificate.

Code for Leasing Business Premises

We draw your attention to the RICS Code for Leasing Business Premises which came into effect on 1st September 2020, a full copy of which is available for viewing via this link

Subject to contract

MISREPRESENTATION ACT 1967. Bolton Birch for themselves and for the vendors or lessors of this property whose agents they are, give notice that: These particulars do not constitute, nor constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Bolton Birch or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give and neither Bolton Birch, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



First Floor Room 6, 6 Nicholas Street, Chester, CH1 2NX