

# Offices: To Let

1,901 sq ft over three floors

7 Hunter Street, Chester, CH1 2HR



## 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.

## Rent:

On Application

## 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

## 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:

Ground Floor: 931 sq ft  
First Floor: 595 sq ft  
Second Floor: 375 sq ft

## Business Rates

Rateable Value: £18,000  
Rates Payable 2017/18: £8,622

## Viewing:

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

## EPC:

An Energy Performance Certificate will be available upon request.

## Legal Costs:

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

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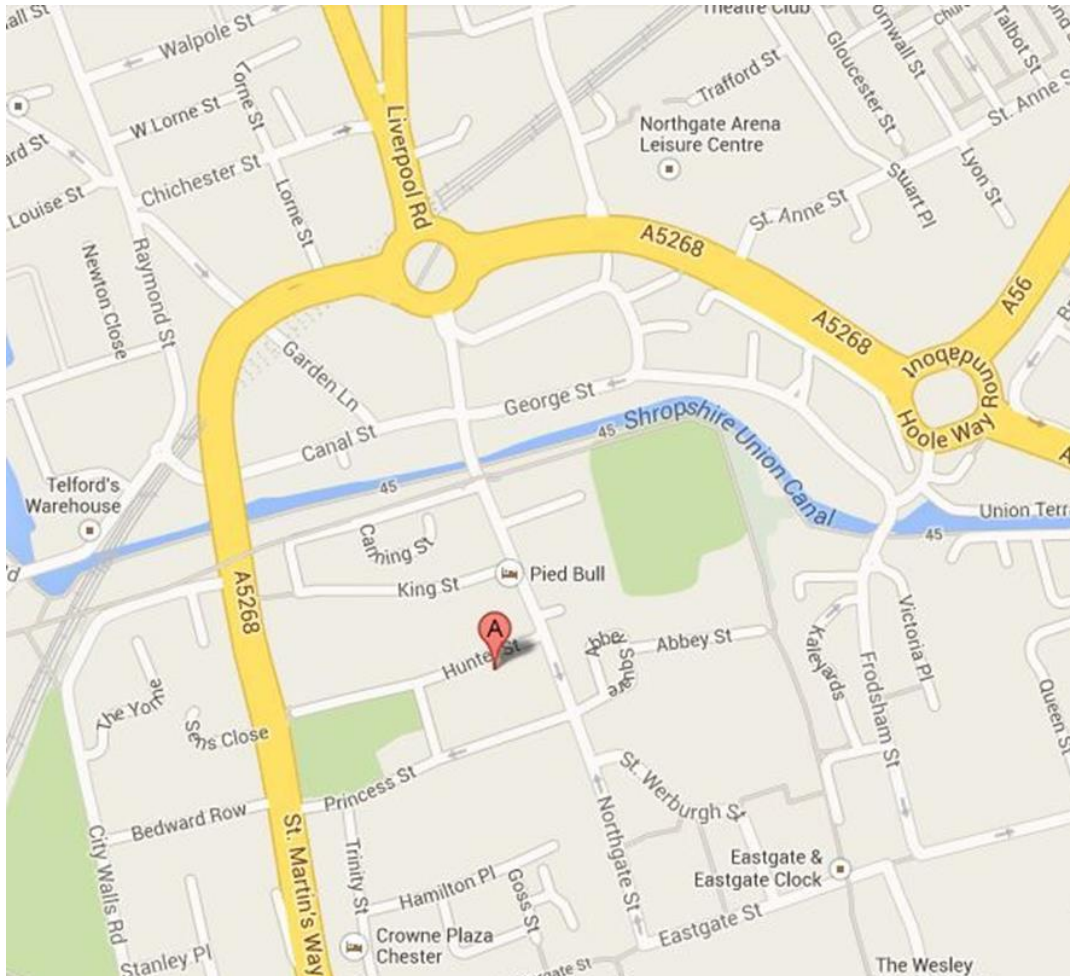
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