



# FOR SALE

**York House, 1 York Street, Chester, CH1 3LR**

Two storey town house office  
1,120 sq ft (size 105 sq m)

**LegatOwen**  
CHARTERED SURVEYORS



## Description

The property comprises an end terraced two storey office building of traditional townhouse features. The specification includes:

- 2 Kitchenettes
- Open plan office space
- Meeting room
- Central heating
- LED lights
- Dado trunking and data sockets
- Intercom system

## 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
Ground Floor Office	51	548
First Floor Office	54	582
<b>Total</b>	<b>105</b>	<b>1,130</b>

## Tenure

The property is available freehold.

Title number- CH337195

## Price

Offers in the region of £195,000.

## Deposit

10% non-refundable deposit to be paid on agreement of terms and to complete within 56 days.





## Business Rates

The property has a Rateable Value of £9,300.

Therefore, 100% small business rates relief is available to qualifying candidates.

## Business Use

The use class is E.

## Energy Performance Certificate

The property has an EPC rating of C.

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

## 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

The property is not elected for VAT.

## 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.



## Occupational Tenancy

Please note the Tenant is looking to surrender the Lease and has vacated the property.

## Lease Terms

The unit is currently let to Heritage LLP on a 6 year Lease dated from, 24th January 2022 to the 23rd January 2027. Rent of £12,000 per annum.

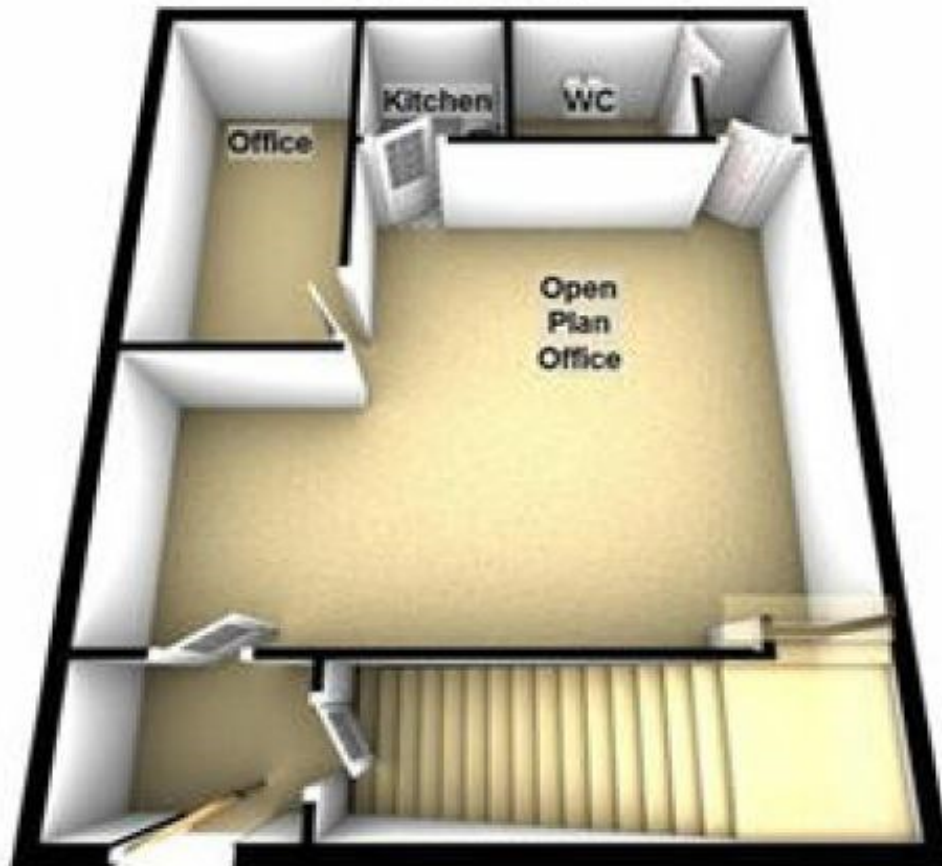
There is a Tenant break option on the 24th January 2025, subject to 3 months written notice from the Tenant.

Excluded from sections 24-28 of the Landlord and Tenant act 1954.

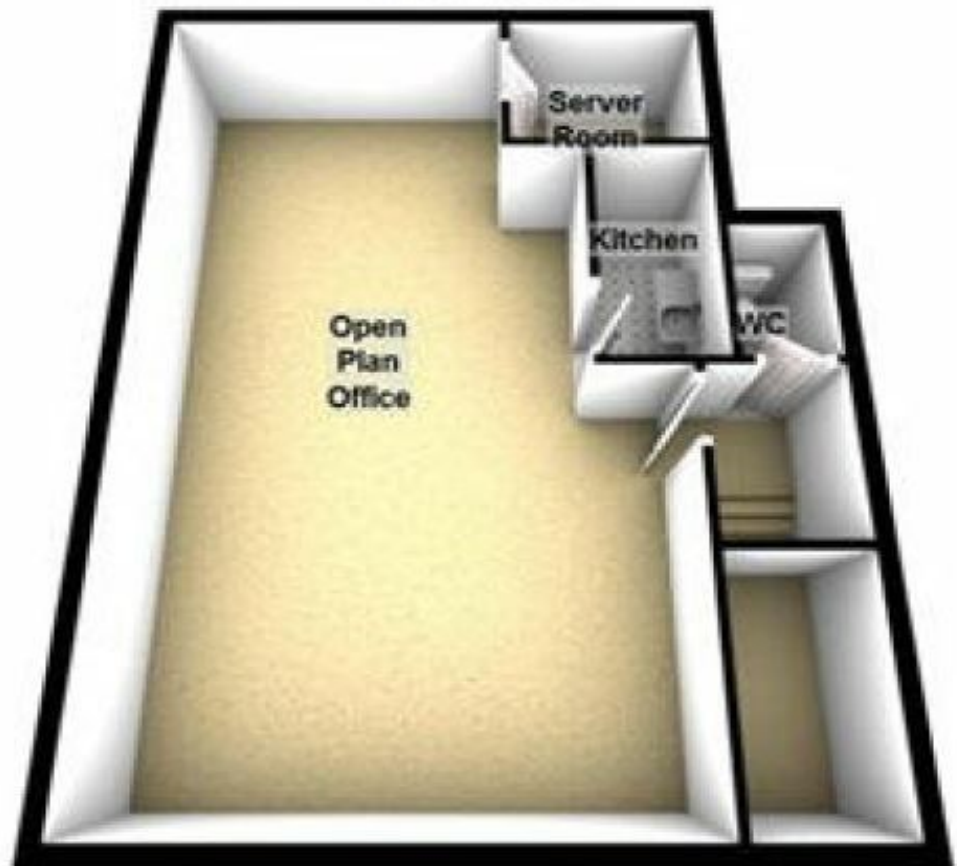
A copy of the Lease will be issued to the purchaser.



**Ground Floor**



**First Floor**





## Location

The property is located at the junction of York Street and Queen Street close to City Road and busy Foregate Street. The office is located within a few minutes' walk of Chesters bustling shopping area and other City Centre amenities.

The premises is located three miles off junction 21 of the M53 Motorway.



## Contact:



**Will Sadler**  
**07957 562816**  
**[willsadler@legatowen.co.uk](mailto:willsadler@legatowen.co.uk)**

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: **February 2025**



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



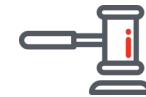
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

Please contact us to find out more.

**LegatOwen**  
CHARTERED SURVEYORS  
**01244 408200**  
**[legatowen.co.uk](http://legatowen.co.uk)**