

# TO LET



13 Charles Street, Hoole, Chester CH2 3AZ



**398 sq ft**

Area - Ground Floor



**£15,000 p/a**

Rent



**£5,800**

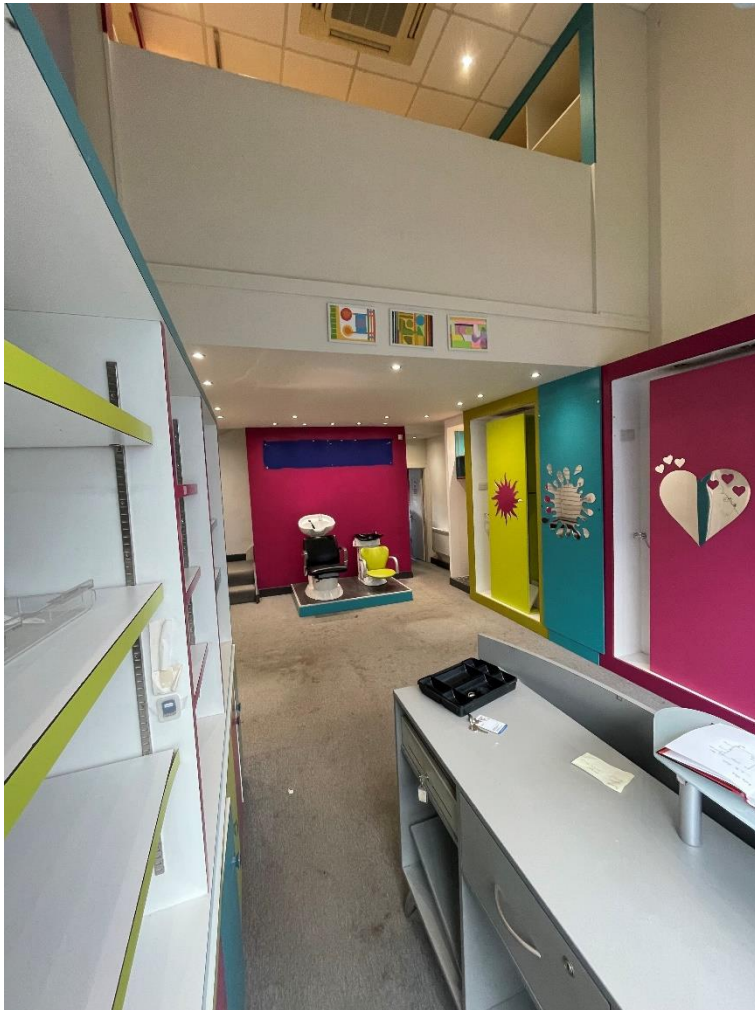
Rates - RV



**D81**

EPC

- Retail unit located in the affluent village of Hoole, approximately 1 mile from Chester City Centre
- Situated on Charles Street which, along with Faulkner Street, provides the main retail pitch in Hoole
- Adjacent to the extremely popular and Award Winning Restaurant, Sticky Walnut
- Plenty of on street car parking in the nearby vicinity
- Suitable for a variety of uses subject to planning



Ground Floor Sales Area

#### Situation

Hoole, situated on the outskirts of Chester, is a village known for its bustling high streets, Faulkner Street and Charles Street.

The shop is adjacent to the extremely popular and award winning restaurant Sticky Walnut.

The area boasts a variety of independent shops and businesses, alongside well-known operators such as Sainsbury's Local, Chatwins Bakers, William Hill, and Costa.

#### Description

The property is arranged over ground and first floors, with ground floor kitchen and wc facilities.

There is plenty of on street car parking in the nearby vicinity.

#### Area

Ground Floor	398 sq ft (36.98 sq m)
First Floor	124 sq ft (11.55 sq m)

#### Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

#### Rent

£15,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

#### Rates

Rateable Value April 2023 Valuation: £5,800

The property may be subject to Small Business Rates qualification where no Rates are payable. Interested parties are strongly advised to contact the local council for further information.

#### EPC

D81





Ground Floor Sales Area



Ground Floor Kitchen Area



First Floor



For further information please contact:



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**Code for Leasing Business Premises**

Please be aware of the RICS Code for Leasing Business Premises which can be found on: [https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf). We recommend you obtain professional advice if you are not represented.

**Anti Money Laundering Regulations**

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/ letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

**Disclaimer**

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