



Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT

ATTRACTIVE GROUND FLOOR SHOP SITUATED IN A BUSY PARADE OF SHOPS IN CHESTER

65 GARDEN LANE

CHESTER

CHESHIRE

CH1 4EL



The property is offered by way of a new lease at a rental of £14,000 per annum. Full Repairing, Repairing, Decorating and Insuring terms (see Below). **A walk-through video is available at https://youtu.be/a9_iNy8HfNs**

FOLIO: 65767

Location Situated in a Busy & Prominent Main Road Location in a pleasant Central Position in Garden Lane, Chester. This is a popular area of the city with numerous local retailers all serving this Well Populated as the shops are surrounded by residential properties. The area has the benefit of which has the benefit of on-street parking and is located a short walk from the University College Chester Campus. Garden Lane is a well-known street in the "Garden Quarter" area just outside Chester's historic city walls. Its main features include a mix of Victorian terraced housing, student accommodation, and small local businesses. Much of the housing dates from the late 19th and early 20th centuries. There are strong links to Chester's student community because of its proximity to the city centre and the university. This is a convenient location between Canal Street and Saughall Road, within walking distance of central Chester shopping, transport links, and leisure facilities. This is a traditional neighbourhood shopping strip featuring convenience stores, cafés, takeaways, and independent services. This is a lively residential urban area, popular with young professionals, students etc. with a typical "Garden Quarter" character: compact streets, brick terraces, rear courtyards, and a community feel close to the historic centre of Chester.

Full details are as follows:-



SALES SHOP 26'6 X 13 with Ceramic Tiled Floor, 4 Strip Lights plus inset Ceiling Spotlights, 3 Wall Light Fittings, Good Electrical Specification.

REAR KITCHEN AREA 10' X 7' with Ceramic Tiled Floor, Stainless Steel Wash Hand Basin, Door to Rear.

REAR W.C. (Low Suite) with Wash Basin set into Vanity Unit, Vinyl Floor Covering, Inset Ceiling Spotlights, Dimplex Wall Mounted Electric Heater.

The Lease Terms

Term: Minimum Term of 3 years. 6 Year Lease with review after 3 years available if preferred.

Rent: £14,000.00 per annum

Rent Deposit: £1,400.

Legal Fees: Tenant will be expected to pay the Landlord's reasonable legal costs.

Repairs: Tenant is responsible for internal & external repairs, decoration, windows.

Insurance: The tenants will reimburse the landlord for the full cost of insuring the demised premises.

Alienation: Not to assign, under-let or part possession with the premises or any part of them, without the previous consent of the landlord, such consent not to be unreasonably withheld.

Use: Not to use the premises for any purpose other than for a Commercial Business or Service as defined by Use Class E of Use Classes Order 1987 (as amended 1st Sept. 2020), landlord's written consent required for any change of use.

Alterations: Not to carry out any structural alterations to the premises without submitting plans to the landlord & seeking prior written consent. The landlord shall retain the right for re-instatement of any alterations to the premises.

Services: Tenant is responsible for the cost of the normal services i.e. electricity, water etc. together with normal outgoing rates etc.

The 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.