



# TO LET

The Old Coach House, At The Grange,  
1 Hoole Road, Hoole, Chester CH2 3NQ

- A unique development comprising the extensive conversion/ redevelopment of a former coach house in the grounds of The Grange in the sought-after location of Hoole, Chester.
- Comprising of a detached 2 storey building extending in total to 643 sq ft (59.7 sq m) accompanied by private car parking spaces and suitable for a variety of office and other commercial uses.

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## LOCATION

The subject property is located in the grounds, and to the rear, of The Grange in Hoole which has recently undergone an extensive renovation and now operates as a private medical clinic. The Grange is located on Hoole Road (A56), which links the city centre with the M53, in the heart of the sought-after district of Hoole. Situated within an easy walking distance of all the shops, cafes, restaurants and other amenities which Hoole offers the property is also within a 5 minute walk of Chester City Centre. Rail access to the subject property is excellent as it is located adjacent to the main Chester railway station.

## DESCRIPTION

The subject property comprises a unique 2 storey converted former coach house of traditional brick construction under a pitched slated roof. The property has undergone an extensive and high specification redevelopment and now provides brand new office accommodation. At ground floor level it comprises an entrance lobby, spacious private office, fitted kitchen and WC / bathroom with shower. At first floor level it provides an attractive fully open plan space benefitting from excellent levels of natural lighting due to the abundance of new UPVC double glazed windows both in the side elevations and also in the roof space. While the property has been developed with office use in mind, it would also be suitable for a variety of commercial uses, subject to the necessary consents being obtained.

## ACCOMMODATION

The property has been measured on an IPMS 3 basis in accordance with the RICS Property Measurement 2nd Edition January 2018 as follows:

<b>Ground Floor</b>		
Office	149 sq ft	13.8 sq m
Kitchen	79 sq ft	7.4 sq m
WC / Shower Room	Not measured	
<b>First Floor</b>		
Open plan office space	415 sq ft	38.5 sq m
<b>Total</b>	<b>643 sq ft</b>	<b>59.7 sq m</b>

## PARKING

A particular feature of The Old Coach House is the large private car park within which 3 allocated spaces will be provided but the position of these is such that it may be possible to park 4 or 5 vehicles at any one time, nose to tail.

## LEASE

The premises are available to lease on full repairing and insuring basis for a term to be agreed.

## RENT

£15,000 per annum exclusive.

## VAT

All figures quoted are exclusive of, and may be liable to, VAT at the standard rate prevailing.

## BUSINESS RATES

As this is a new development it has not yet been assessed for Business Rates

## LEGAL COSTS

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

## ENERGY PERFORMANCE

An Energy Performance Certificate is in the process of being prepared and is available upon request.

## FURTHER INFORMATION / VIEWING

Please contact Jonty Goodchild of the sole retained agents Bolton Birch:

**Tel: 01244 311681**

**Email: [jonty@boltonbirch.com](mailto:jonty@boltonbirch.com)**

Subject to contract

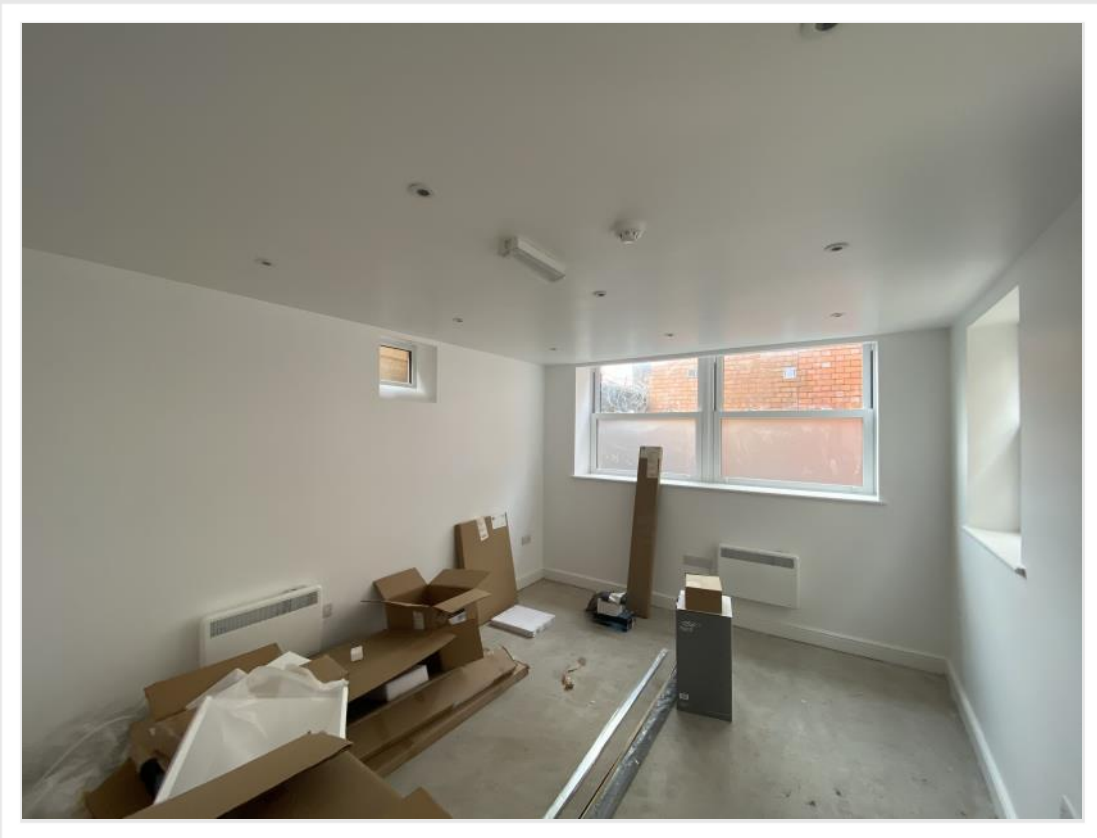


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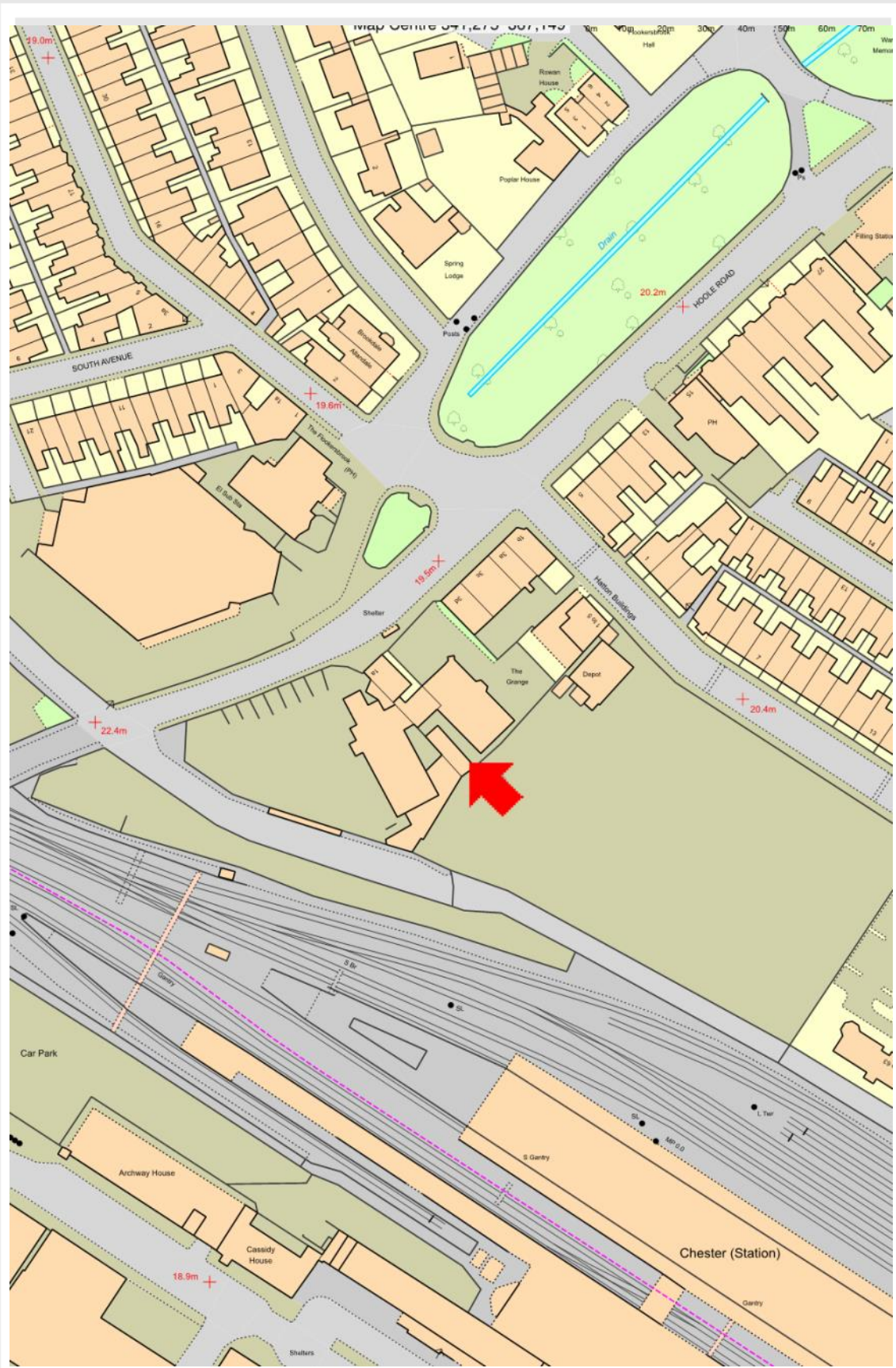
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