



FOR SALE

97a Christleton Road, Chester, CH3 5UQ

Period commercial building with residential potential and parking
2,151 sq ft (199.87 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The property comprises a substantial detached period former Church Hall fronting Christleton Road and benefits from:

- 2 car spaces at the rear
- Internally, the former Church Hall, which has been used as an electrical wholesalers for many years is set out with open trade counter/sales area
- Ground floor office with mezzanine storage above
- Rear areas of the property have most recently been used as ancillary residential accommodation with 1 bedroom but remain intrinsically linked to the main commercial property
- The property would be suitable for a variety of purposes including residential conversion, subject to planning.
- Front and rear access providing option for residential flat to be self-contained
- Electric heating to flat

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

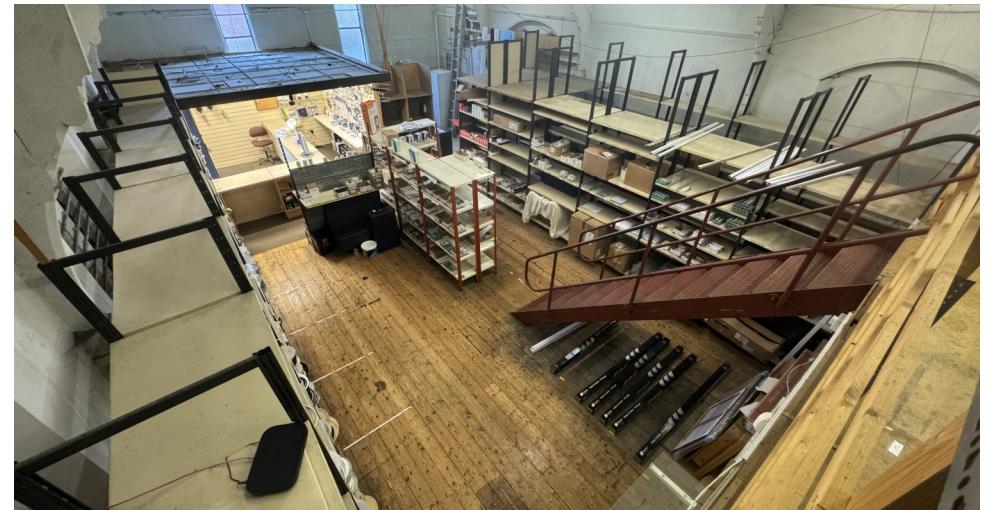
	NIA sqm	NIA sqft
Ground Floor Front Retail	121.83	1,311
Ground Floor Offices	31.45	339
Ground Floor Kitchen	3.83	41
Ground Floor Bathroom	5.26	57
Ground Floor Rear Store	10.57	114
First Floor Bedroom	10.53	113
First Floor Living Room	13.3	143
First Floor Corridor	3.1	33
Total	199.87	2,151

Tenure

The property is available on a freehold basis.

Price

Offers in the region of £295,000 are invited.





Parking

There are 2 dedicated parking spaces to the rear of the building.

Business Rates

The property has a Rateable Value of £9,700.

Energy Performance Certificate

The property is undergoing an EPC check.

Planning

The premises benefits from established commercial use having traded as an electrical wholesalers for over 40 years. There is no formal planning consent for residential use.

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

All terms will be subject to VAT at the prevailing rate.

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.

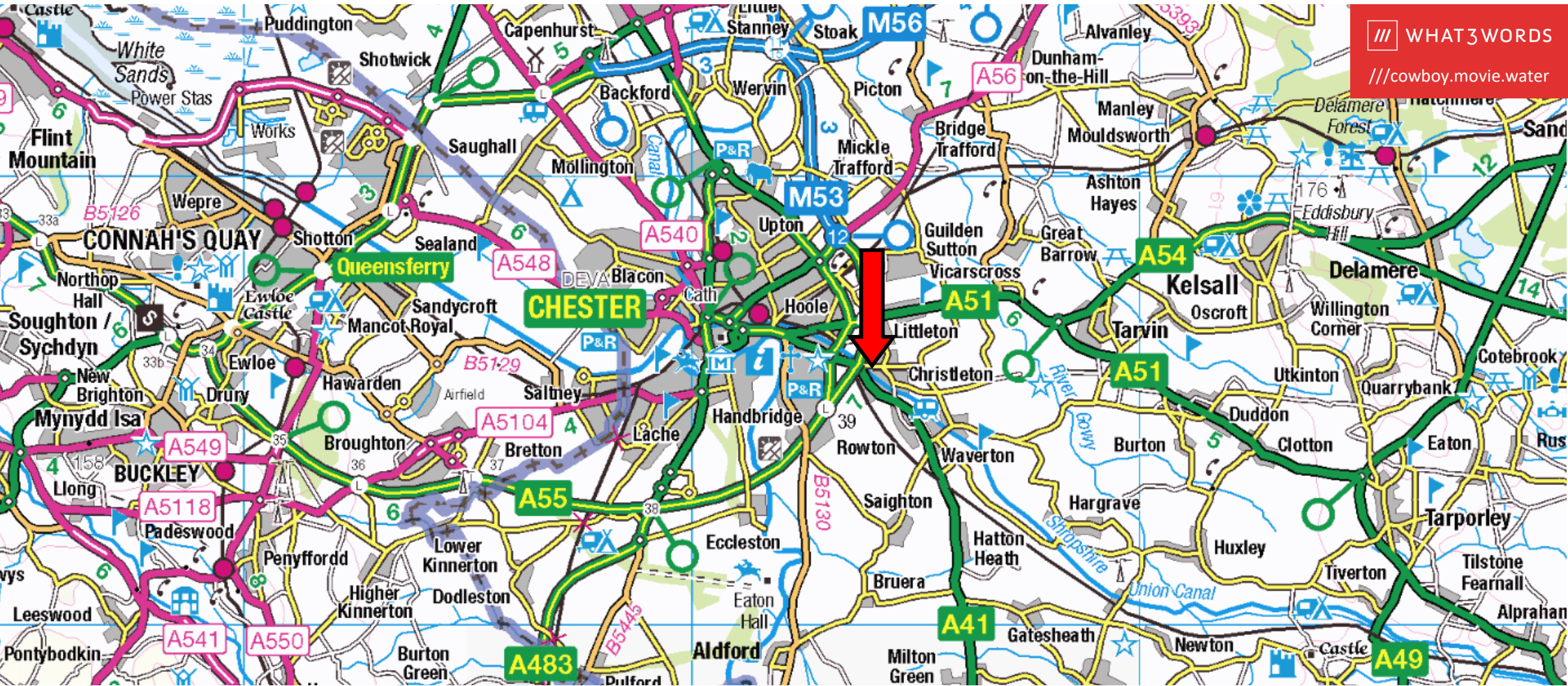




Location

The property is located in a prominent roadside position on Christleton Road (A51) in Boughton within walking distance to Boughton shopping parade and local amenities including the Co-op and medical centre.

Chester city centre is within walking distance. The surrounding property includes a combination of retail and residential.



Contact:



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DATE PREPARED: **April 2024**

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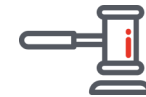
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

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