

**LANTERN HOUSE  
39 DUKE STREET  
CHESTER, CH1 1RP**



**FOR SALE**

**Delightful small Arts & Crafts style office**

**Excellent city centre location – with residential conversion consent**

**Extending over two floors to 64.2 sq m (692 sq ft) net**

**For sale offers in the region of £275,000 no VAT**

## LOCATION

The property is prominently situated within the City Centre, within Duke Street, and close to the junction with Park Street and Albion Place. The property overlooks an elevated section of the City Walls, and is therefore convenient for Lower Bridge Street, and all city centre amenities.

Chester is a highly regarded regional office centre, with excellent communication links to the surrounding North West region and comprises a popular tourist destination.

The exact position of the property is shown on the attached location plan. There is short stay car parking opposite the property.

## DESCRIPTION

The premises are suitable for continuing commercial use or, alternatively, reconversion to residential use, for owner/occupation or holiday lets, given its central position.

Internally the accommodation is compartmented and provides most attractive offices, comprising two good sized offices on each floor level, together with hall, cloakrooms and a small kitchen facility.

The building is well appointed throughout, with good quality carpeting, recent redecoration, lighting venetian blinds and incorporates a gas fired heating system with traditional panel radiators.

## ACCOMMODATION/AREAS

	SQ M	SQ FT
GF offices/reception	26.98	290
FF general offices	31.93	344
Kitchen	3.78	41
Store	1.54	17
<b>Total</b>	<b>64.23</b>	<b>692</b>

## TENURE

Freehold with vacant possession.

## TERMS

The property is available with offers invited in the region of £275,000, no VAT.

## RATES

The VOA website confirms the property has a Rateable Value of £6,300 (2018 list)

Interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester Council.

## SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

## VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

## EPC/PLANNING

The Energy Performance Asset Rating for this property is C – Certificate Reference Number: 0995-9250-1640-8500-7303.

Consent to change use to residential was approved 11 February 2019, copy on request.

## LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

## PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

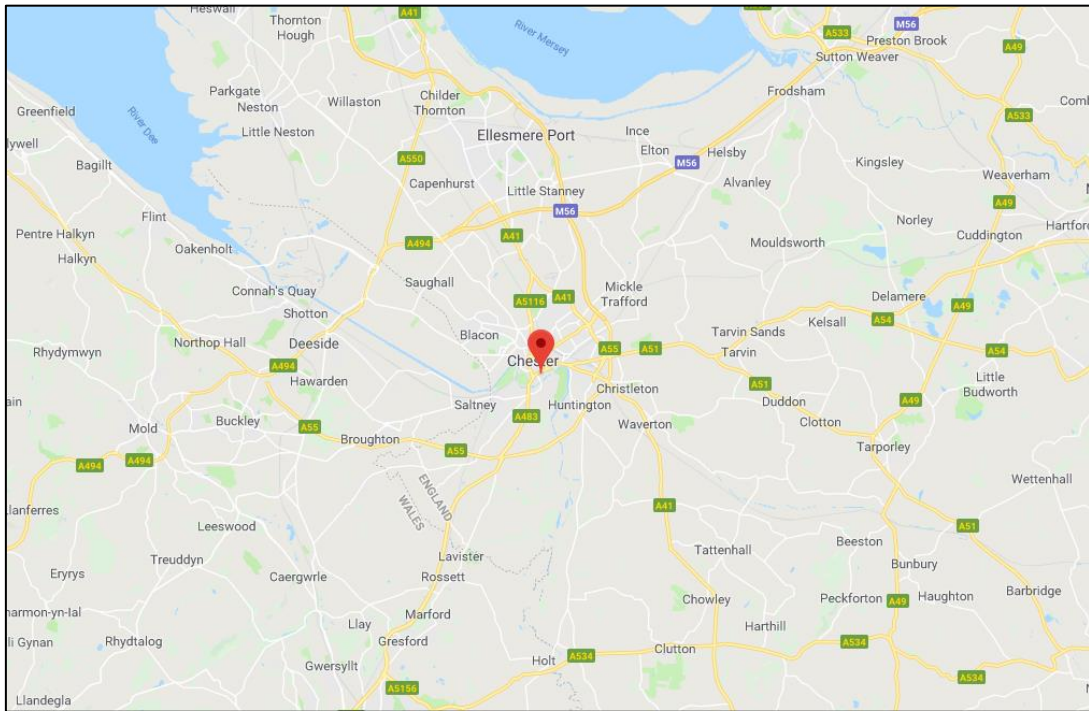
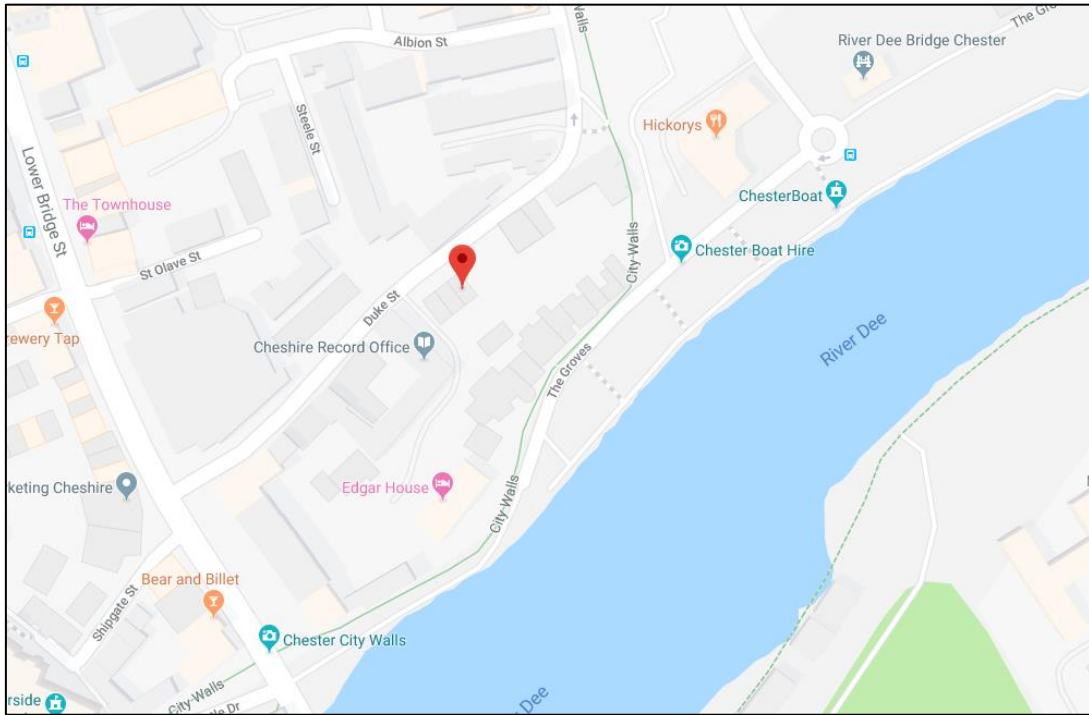
## VIEWING

Strictly by appointment through the joint agents BA Commercial, Chester 01244 351212 and Matthews of Chester 01244 346226  
Ref: JRJ February 2019

**SUBJECT TO CONTRACT**

View from top floor window





### IMPORTANT NOTICE

**BA Commercial conditions under which particulars are issued:**

**Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:**

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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