

Reference: CTR14806

3 Kitchen Street, Chester, CH1 4JH

Cheshire West and Chester, CH1 4JH

☆ Flexible Lease Available

To Let

£2,750 pcm

1,560 sq ft

Flexible Use

 [Google Maps](#)



3 Kitchen Street, Chester, CH1 4JH



£2,750 per month + VAT

£33,000 p/a · £21 per sq ft



Flexible Use

For multiple industries



1,560 sq ft internal

145 sq m



Reference

CTR14806



3-Phase Power Supply



Fully glazed frontage



LED lighting



Self-contained site

WHAT'S NEARBY



Chester High Street

5 min walk



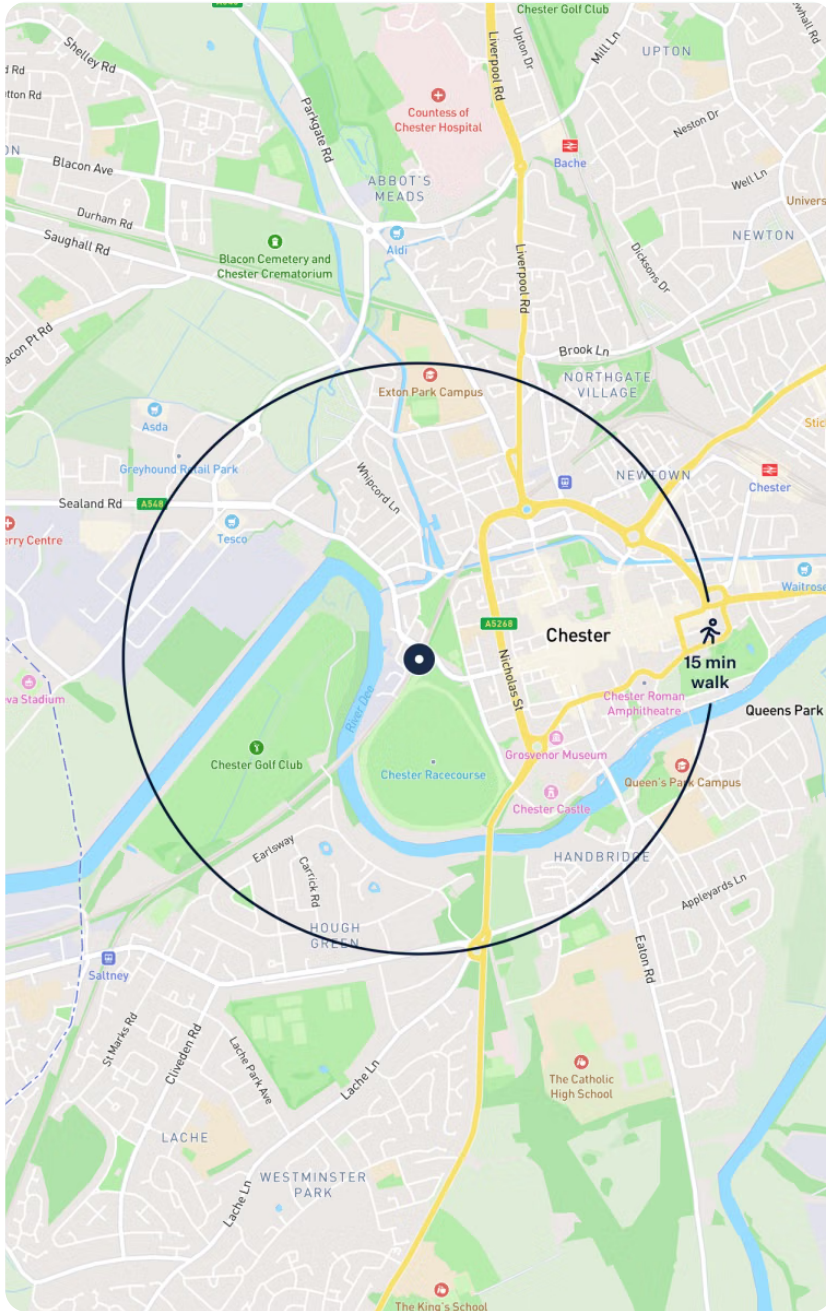
Chester Racecourse

4 min walk



[Google Maps](#)





Location

3 Kitchen Street, Chester, CH1 4JH

trails.improving.money

[Google Maps](#)

WHAT'S NEARBY



Chester High Street
5 min walk



Chester Racecourse
4 min walk

Cost Breakdown

Costs Per Month

Rent	£2,750
Business Rates	Call for details
Insurance	£60
Service Charge	Call for details
Total	Call for details

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Costs Per Annum

Rent	£33,000
Business Rates	Call for details
Insurance	£720
Service Charge	Call for details
Total	Call for details

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.



Contact us

Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years with a flexible rolling 6-month break clause.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued March 2026.



Get in touch with our property experts

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

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