

# TO LET

## CHESTER

### Unit 6 The Forum Shopping Centre

#### Location

The subject unit occupies a prime trading position within The Forum Shopping Centre, on the main mall linking Northgate Street to the Market Hall and the 660 space car park beneath.

The unit is located immediately adjacent to **Warren James** whilst other occupiers in the Centre include **Greggs**, **Boots**, **Co-Op** and **McDonalds**.

The exact location is more readily identifiable on the attached plan.

#### Accommodation

The unit is arranged on ground and first floor, with the following areas and dimensions:-

<b>Ground Floor Sales</b>	<b>621 sq ft</b>	<b>57.96 sq m</b>
First Floor Ancillary	634 sq ft	58.89 sq m

#### Lease

The property is available by way of a new Effectively Full Repairing and Insuring lease for a term of years to be agreed.

#### Rent

Rental offers are invited in the region of **£35,000 per annum**.

#### Assessments

Verbal enquiries to Chester West and Chester Council confirm the property is assessed as follows:-

Rateable Value	£30,000
Rates Payable (12/13)	£13,740



#### Legal Costs

Each party are to be responsible for their own legal and other professional costs incurred in this transaction.

#### Service Charge

A service charge is payable in respect of the landlord's apportioned running costs. Further details available upon request.

#### Energy Performance Certificate

An Energy Performance Certificate is attached to these particulars.

#### VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

#### Photographs and Plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

#### Viewing

Strictly by appointment through the sole agents Legat Owen.

**James Lutton**  
**Llyr Emanuel**  
**Dan Oliver**

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#### SUBJECT TO CONTRACT

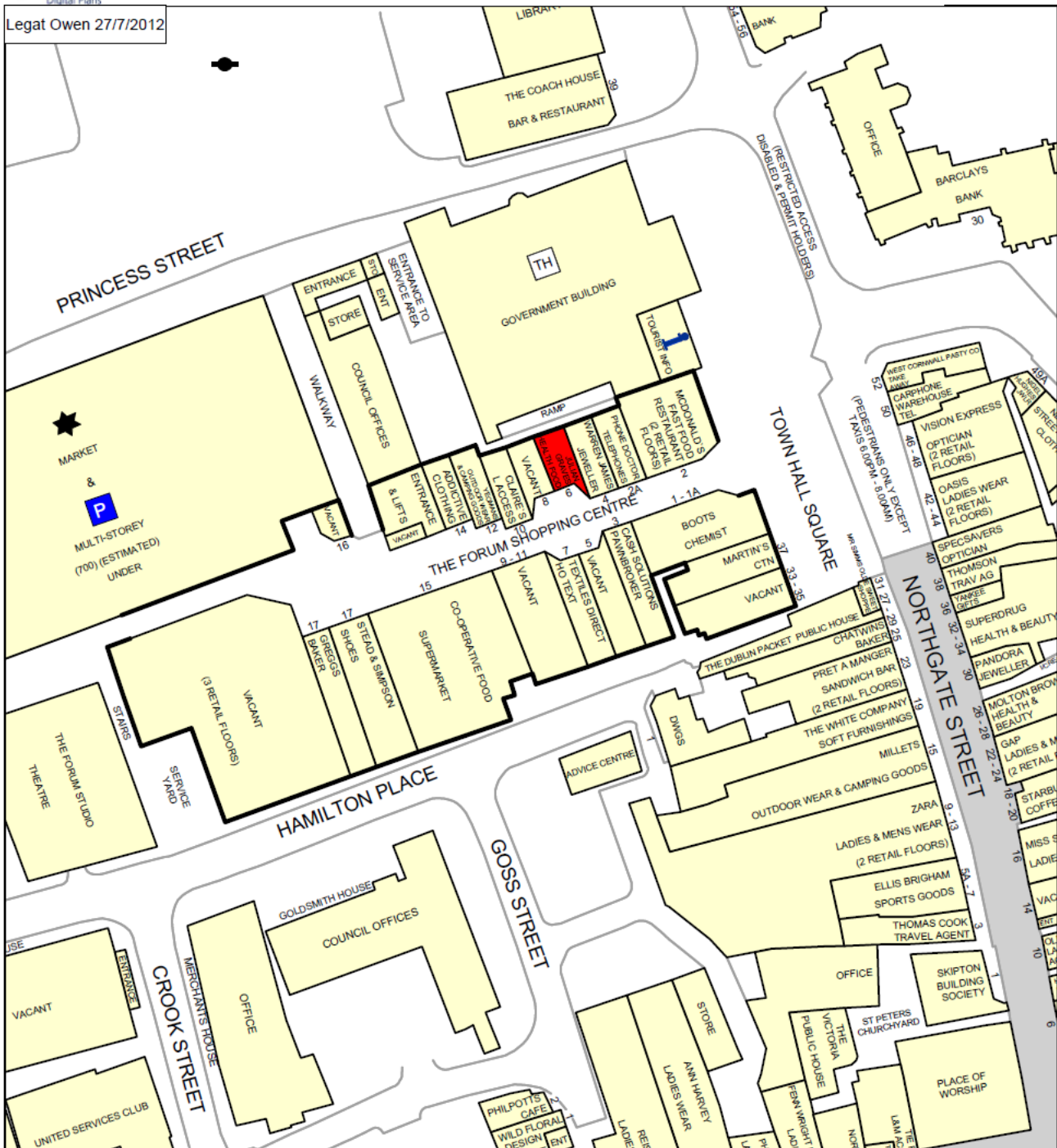
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Legat Owen 27/7/2012



45 metres

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