

CHESTER (CH1 2HA)

36 NORTHGATE STREET

TO LET



SITUATION/DESCRIPTION

The subject premises are located on Northgate Street which leads up to the new Storyhouse development. Northgate Street is fully pedestrianised and forms one of the prime retail streets in Chester City Centre.

Nearby retailers include **Lakeland**, **Zara**, **White Company**, **Superdrug** and **Pret a Manger**.

TENURE

The premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

ACCOMMODATION

The premises are arranged over ground floor and provide the following approximate areas:-

ACCOMMODATION	METRIC	IMPERIAL
Ground Floor Sales	19.23 m ²	207 ft ²

RENT

£20,000 per annum exclusive of VAT, rates and all other outgoings.

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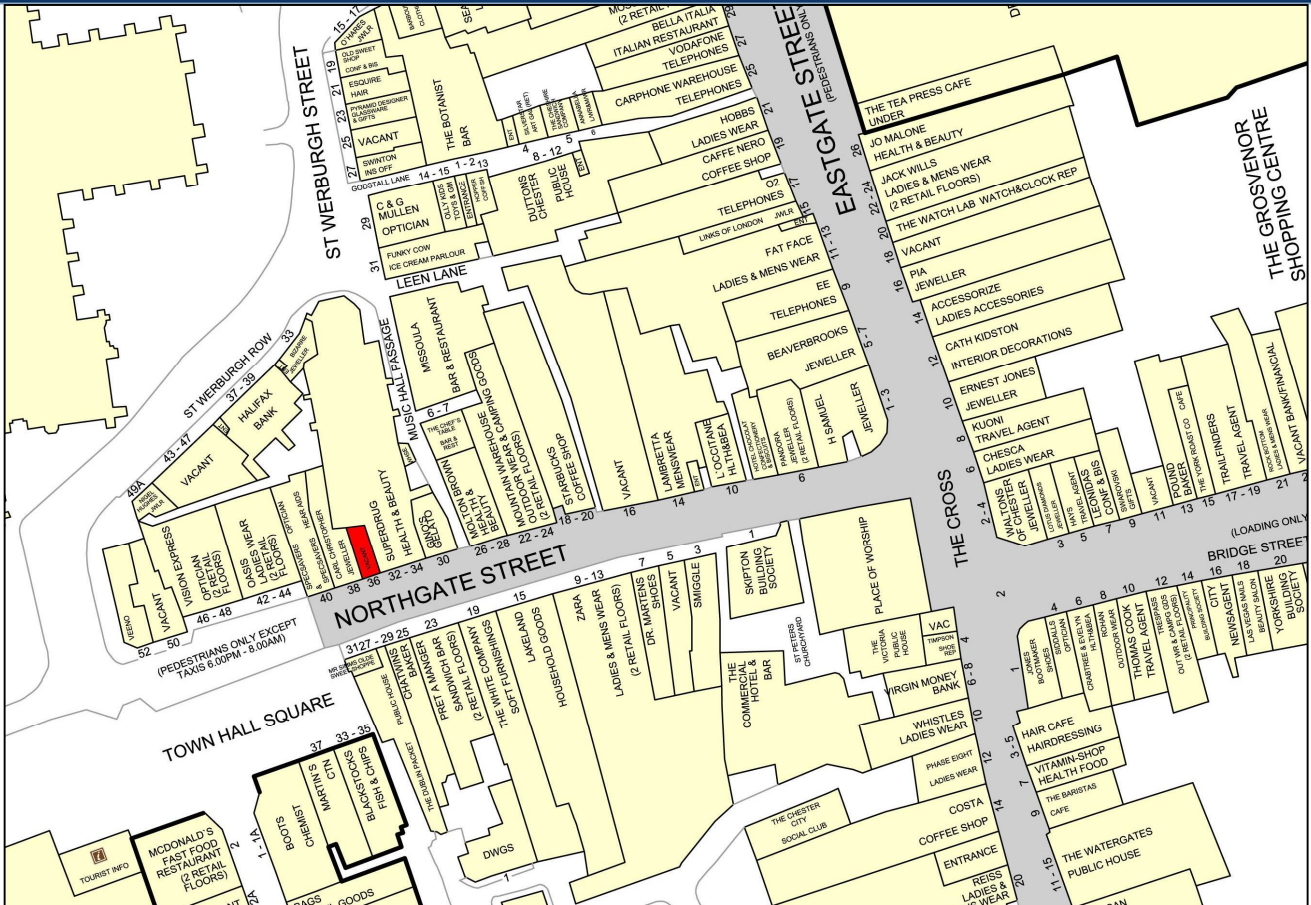
property consultants

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CHESTER

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RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:-

Rateable Value 2017

£16,250

For Rates Payable information interested parties are advised to visit www.gov.uk/correct-your-business-rates

Mason Owen gives no warranty that the values supplied or estimates of liability are accurate. Incoming tenants should rely on their own enquiries with the Billing Authority and the VOA. The above RV and estimated RP figures are obtained from the VOA website www.gov.uk/correct-your-business-rates

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band C74.

A full copy of the EPC is available at www.epcregister.com

LEGAL COSTS

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

VAT

All prices, outgoings and rentals are quoted free of, but may be liable to, VAT.

VIEWING

All arrangements to view the premises are strictly by prior arrangement with the Liverpool office of Mason Owen.

Contact Allie Bainbridge

Tel 0151 242 3141

Mobile 07884 265 760

Email allie.bainbridge@masonowen.com



Or Via the Joint Agents:

Contact Hugh Ockleston

Tel 01244 403445

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Email hugh@ocklestonbailey.co.uk



SUBJECT TO CONTRACT

details produced June 2017

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