

PRIME ROW LEVEL UNIT TO LET - SUBJECT TO VACANT POSSESSION

CHESTER

20 EASTGATE ROW, CHESTER, CH1 1LE



Highlights

- Chester is one of the strongest retail destinations in the North West and the commercial and administrative centre of Cheshire.
- The city is an important tourist destination that benefits greatly from its historic Roman origins, creating a unique shopping environment, attracting over 1,000,000 visitors per month.
- The property is situated off prime Eastgate Street, in close proximity to Northgate/Bridge Street
- A prime trading position with surrounding occupiers including **The White Company, Zara, Ernest Jones, Fat Face, Jo Malone** and **EE**.
- The unit benefits from direct stair access off prime Eastgate and the ground floor is well fitted with a clear layout and level access.

SAVILLS MANCHESTER

Belvedere, 12 Booth Street
MANCHESTER M2 4AW

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Accommodation

The unit provides the following

GF Sales:	144.92 sq m	1,560 sq ft
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1F Anc:	113.90 sq m	1,226 sq ft
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2F Anc:	125.88 sq m	1,355 sq ft
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approximate areas:

Rent

£35,000 per annum exclusive

Tenure

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed. Subject to 5 yearly upward only rent reviews.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £26,750

Rates Payable: £13,696

(Interested parties are advised to make enquiries with the Local Authority)

Legal Costs

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

EPC

An EPC is available on request.

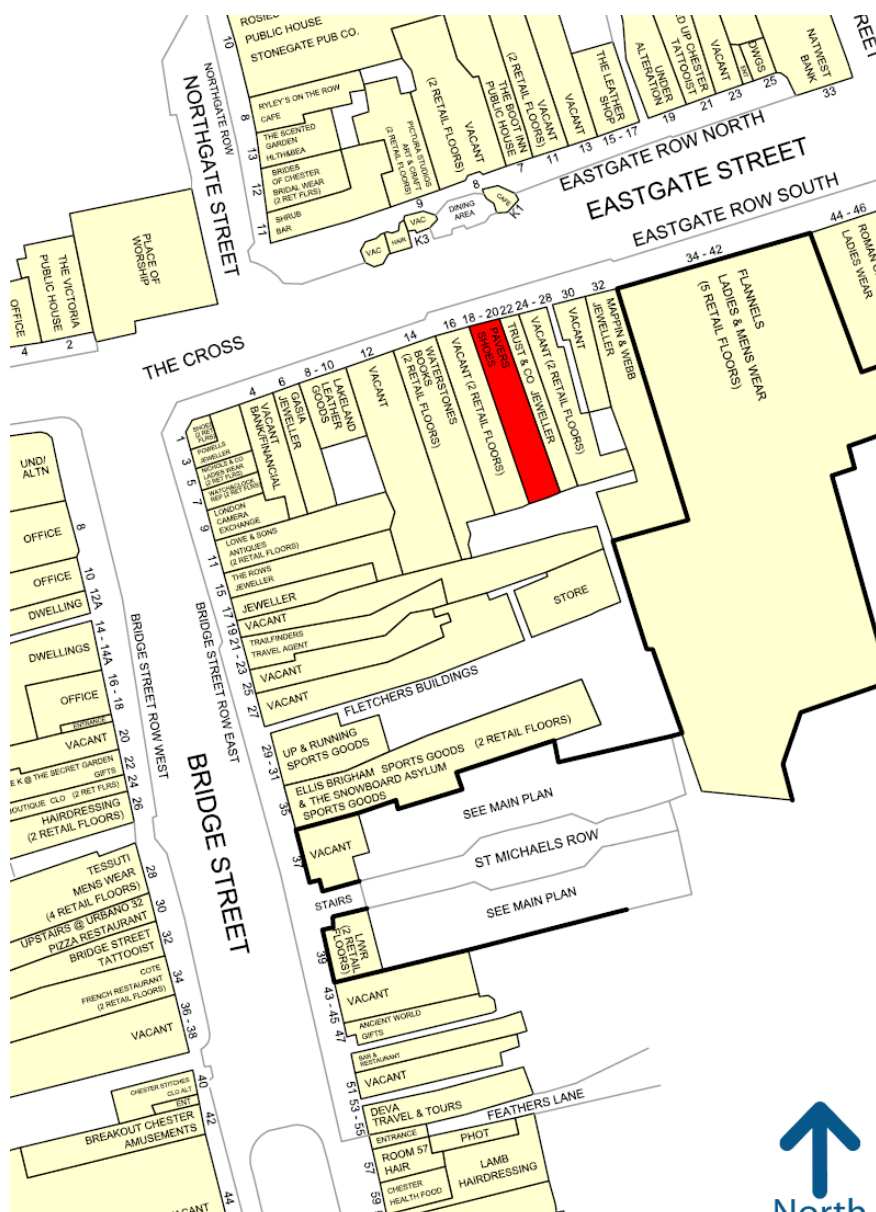
Further Information & Viewing

Further Information & Viewing upon request. Viewing strictly by appointment with Savills.

Contact

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March 2024

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