

CHESTER

50 Northgate Street

By way of a new lease



Location

The property is located within Chester City Centre, in close proximity to the tourist attraction Cathedral, close to the new Storyhouse theatre and directly opposite the Forum Shopping Shopping Centre which is due to be redeveloped as part of the new Northgate Shopping Centre. The property has been fully refurbished and has an additional rear display window to St Werburgh Street which faces directly across from the Cathedral.

Northgate Street is pedestrianised with nearby multiple retailers including **Veeno, Vision Express, Oasis, Boots, McDonalds, Barclays, Pret a Manger** and **Superdrug**.

Lease

The property is available by way of a new lease for a term of years to be agreed.

Rent

£59,500 per annum exclusive.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value £49,250

Rates Payable (18/19) £23,590

Interested parties are advised to make their own enquiries with Chester and Cheshire West Council.

Accommodation

Gross Frontage	20' 6"	6.25 m
Internal Width	18' 3"	5.56 m
Shop Depth	60' 0"	18.29 m
Ground Floor	864 sq.ft.	80.3 sq.m.
First Floor	690 sq.ft.	64.1 sq.m.
Second Floor	549 sq.ft.	51.0 sq.m.
Basement (via trap door)	350 sq.ft.	32.5 sq.m.

VAT

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

EPC

E106

Legal Costs

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

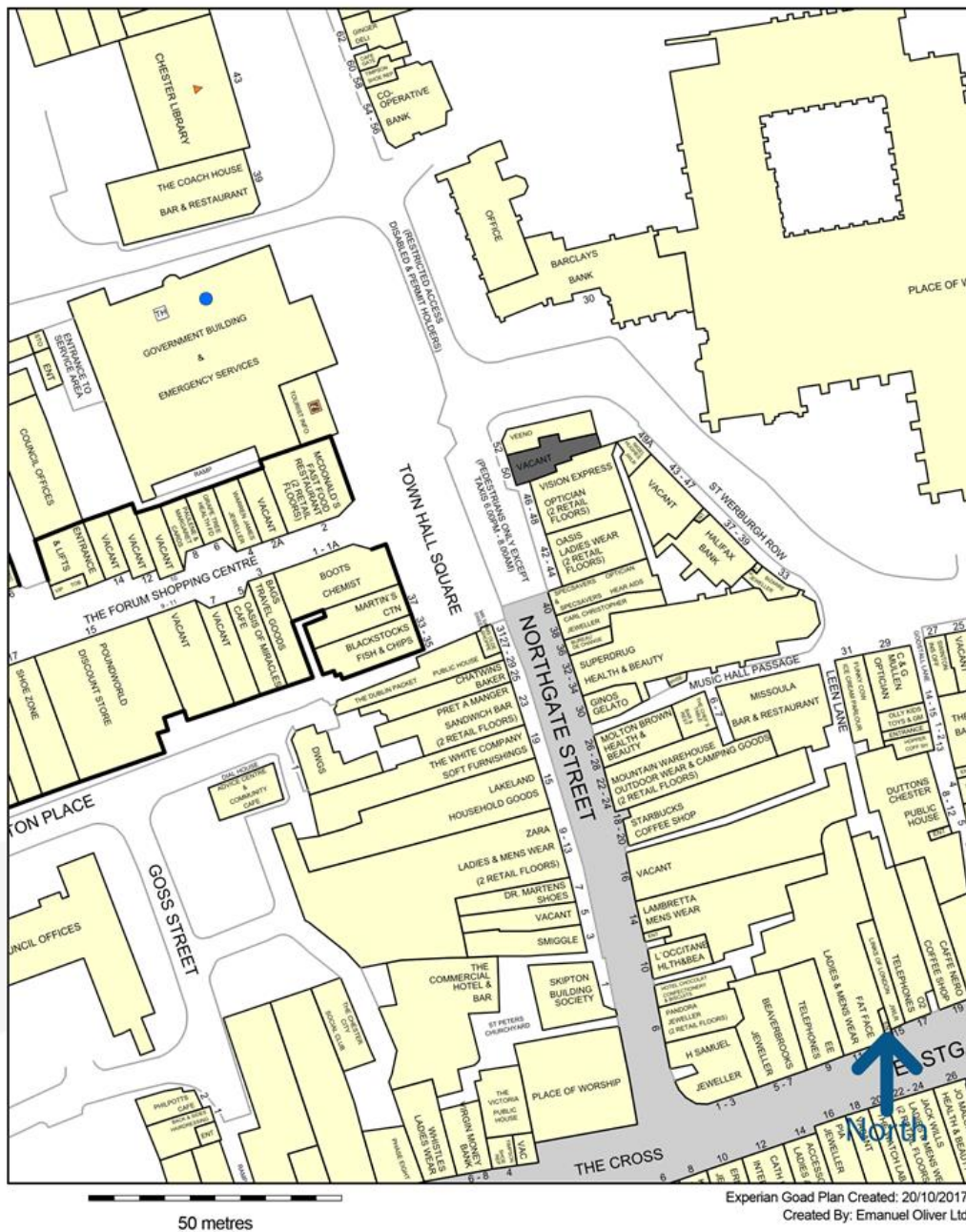
Photographs and plans

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 agent, Dan Oliver 0151 236 6700.

dan@emanueloliver.com



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