



TO LET

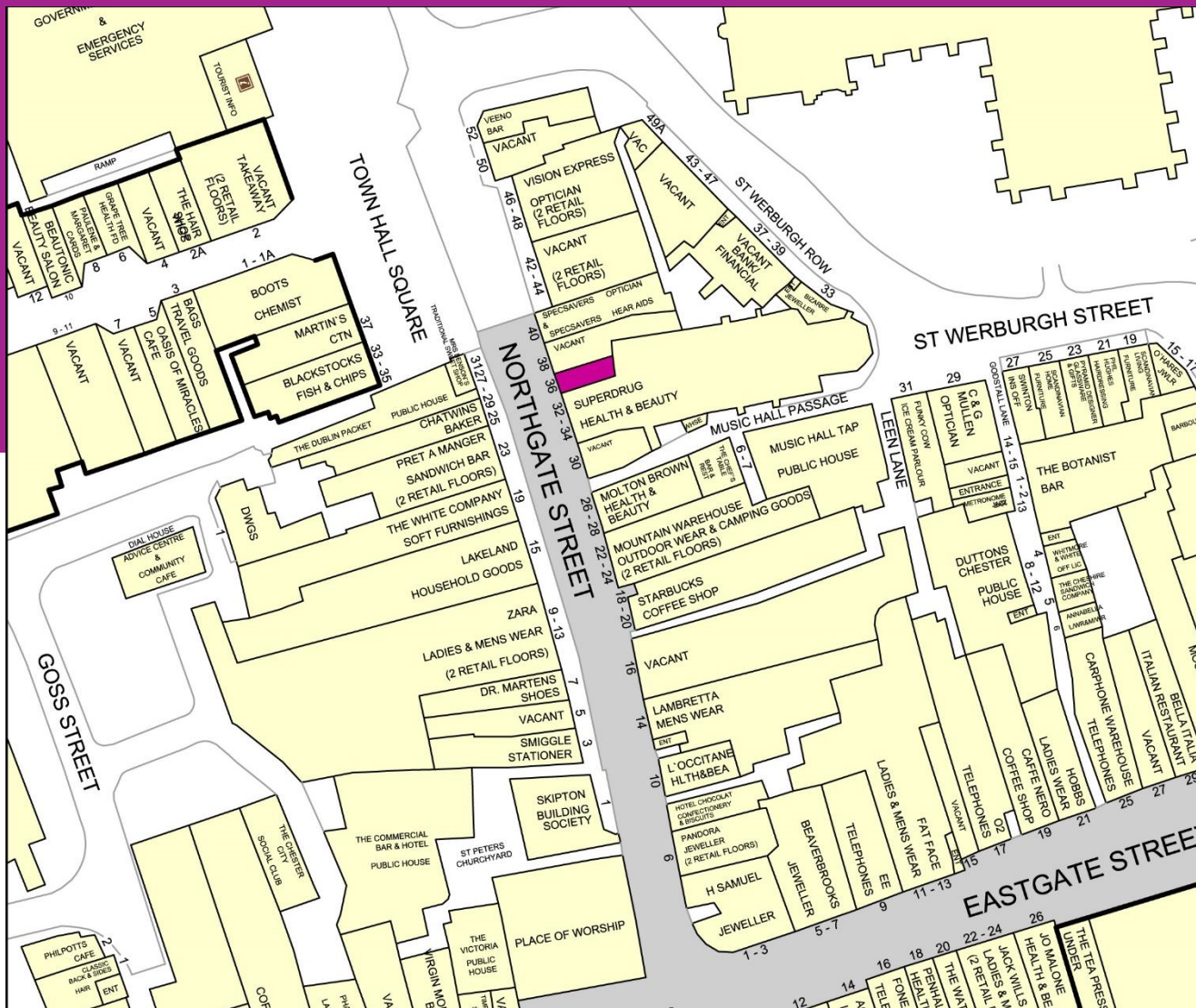
PROMINENT RETAIL UNIT

Ground Floor 197 sq.ft. (15.29 sq.m.)

36 Northgate Street, Chester CH1 2HA

- Retail unit to let in city centre location on a busy pedestrianised street.
- Situated adjacent to the proposed Northgate re-development.
- Neighbouring occupiers include Pret a Manger, The White Company, Starbucks, Chatwins and Lakeland.

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Areas

Ground Floor Sales 141 sq.ft. (13.09 sq.m.)
Ground Floor Storage 56 sq.ft. (5.20 sq.m.)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£20,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Service Charge

Ad hoc service charge. Further details on request.

Rates

Rateable Value £16,250

EPC

C74

Legal Costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

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