

CHESTER

15 Eastgate Street

Available by way of a new lease from September 2018



Location

The premises occupy an excellent position in a 100% prime location, on the pedestrianised Eastgate Street. Other retailers in close proximity include **O2, Fat Face, Jack Wills, Browns of Chester (Debenhams), Accessorize, Cath Kidston and Café Nero.**

Lease

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

Rent

£80,000 per annum exclusive.

EPC

C68

Business Rates

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

Rateable Value	£71,500
Rates payable (2017/18)	£38,696.02

Interested parties are advised to make their own enquiries with the local authority on 0300 123 7023.

Accommodation

Internal Width (max)	13' 11"	4.24 m
Shop Depth (max)	66' 3"	20.20 m
Ground Floor	873 sq.ft.	81.1 sq.m
Basement	622 sq.ft.	57.8 sq.m.

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.

Timing

The premises are available from September 2018.

Viewing

Strictly by appointment through the sole agent, Dan Oliver 0151 236 6700.

dan@emanueloliver.com



Emanuel Oliver

CHARTERED SURVEYORS

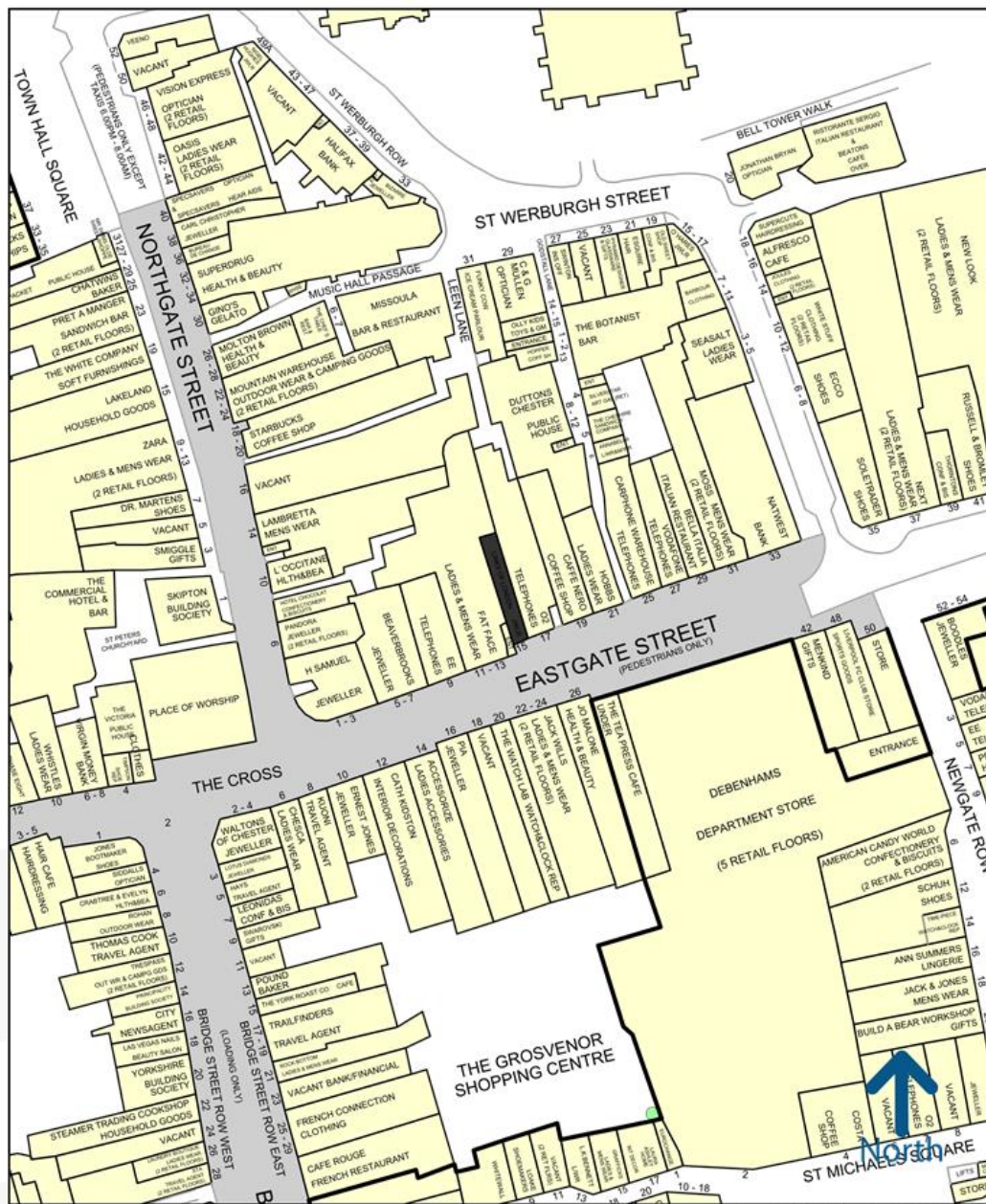


Chester



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CHARTERED SURVEYORS



50 metres

Experian Goad Plan Created: 22/11/2017
Created By: Emanuel Oliver Ltd



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