

On the Instruction of Lloyds Banking Group

TO LET – NEW LEASE AVAILABLE

CHESTER, 4 Foregate Street CH1 1HA



- Prime Retail Location
- Heavy Footfall
- New lease terms available

EPC

An EPC can be made available upon request.

Viewing

By appointment via this office:

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Location

Chester is an historic city located approximately 36 miles south west of Manchester, and approximately 25 miles south of Liverpool. It is located at the western end of the M56 motorway, which links with the M6 and M60 motorways. The property is situated on Foregate Street, the prime retail pitch within Chester city centre. Nearby occupiers include Lloyds Bank, HSBC Bank, WHSmith, Clarks and JD Sports.

Description

The ground floor comprises a shell unit with open plan floor space.

The basement floor consists of ancillary storage and toilets.

Accommodation

Ground Floor	34.90 sq m	376 sq ft
Basement Floor	78.78 sq m	794 sq ft

Tenure

The property is available on an FRI Leasehold basis.

Length of term to be negotiated.

Rent

£40,000 pax.

Rates

We are informed by the Local Rating Authority that the current rateable value of the property is £34,500 and the rates payable are £17,008.50. The UBR for 2018/2019 is **49.3p**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

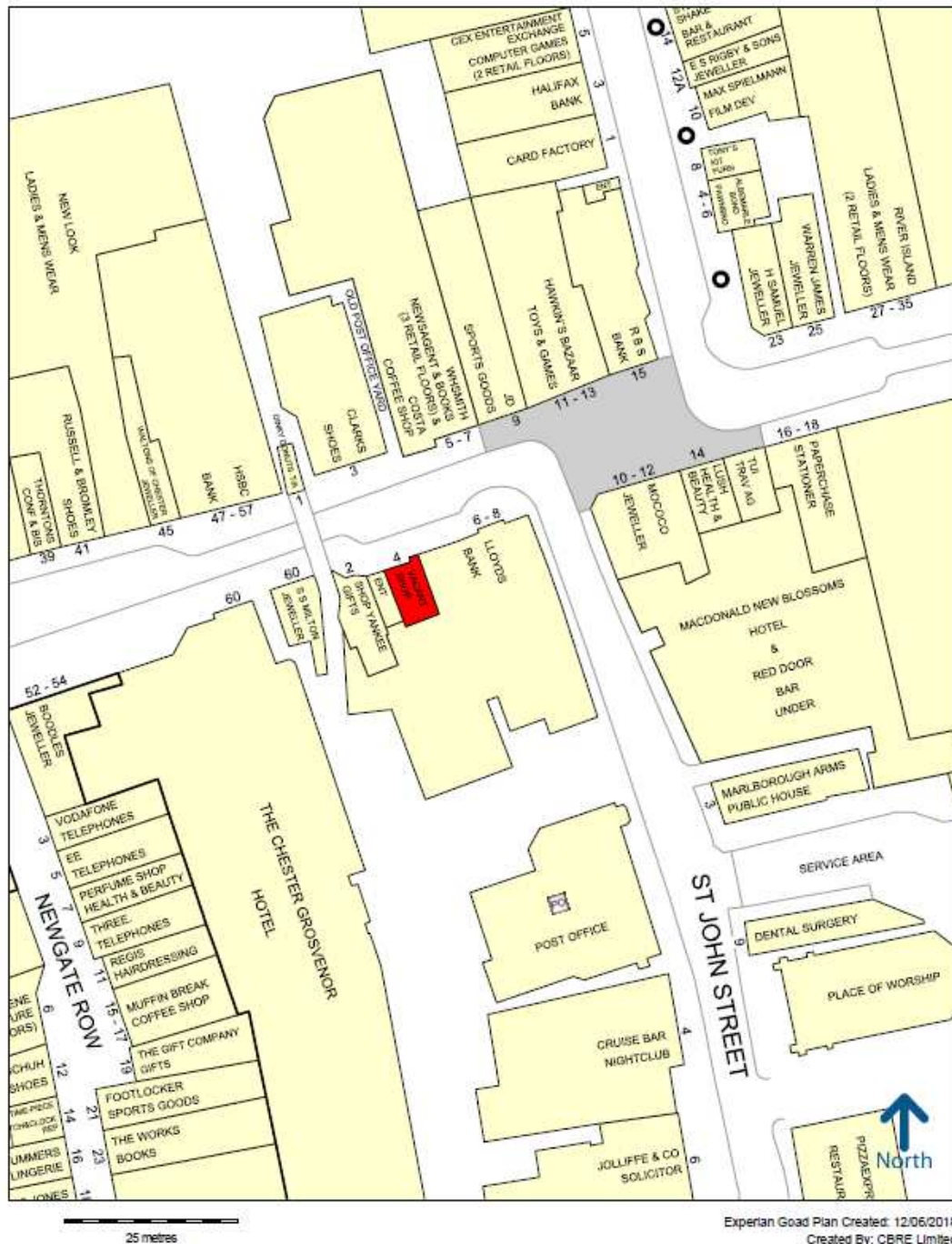
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Chester



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