

1-3 UPPER EASTGATE ROW CHESTER, CH1 1LQ



TO LET

- Restaurant / Retail Unit To Let
- Prime location

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

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LOCATION

The former restaurant premises is located in a prime location in the heart of Chester city centre overlooking a prime retail pitch of Eastgate Street. The property is surrounded by multiple retailers including Hotel Chocolate, H Samuel, Fatface, EE, Zara, Beaverbrooks etc. The Property can be more readily identified from the attached plan.

DESCRIPTION

The property was formerly used as restaurant although did have a late licence (further details upon request). Internally the property provides for a ground floor restaurant and bar with a further restaurant and bar on the first floor. The remainder of the first floor provides for kitchen and offices. The second floor provides for storage and office accommodation. There is further storage on the third floor. There are male and female WC facilities located on the second floor.

ACCOMMODATION/AREAS

The property has the following approximate areas and dimensions:

Row Level	142.97 m ²	1539 sq ft
First Floor	136 m ²	1464 sq ft
Second Floor	96.99 m ²	1044 sq ft
Third Floor Storage	40.6 m ²	437 sq ft
Outside Seating Area	34.6 m ²	372 sq ft

RENTAL

£75,000 pa

LEASE

The Property is available on a new full repairing and insuring lease for a term of years to be agreed.

RATES

Verbal enquiries of the Local Authority indicate the property has a rateable value of £73,000

EPC

An EPC has been commissioned and the Energy Performance Asset Rating for the property is 77.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

SERVICE CHARGE

A service charge is payable to cover the landlords apportioned running costs and insurance, further details available on request.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

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.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: DTFW 10.09.15

Email: dan.wild@bacommercial.com

SUBJECT TO CONTRACT

Chester

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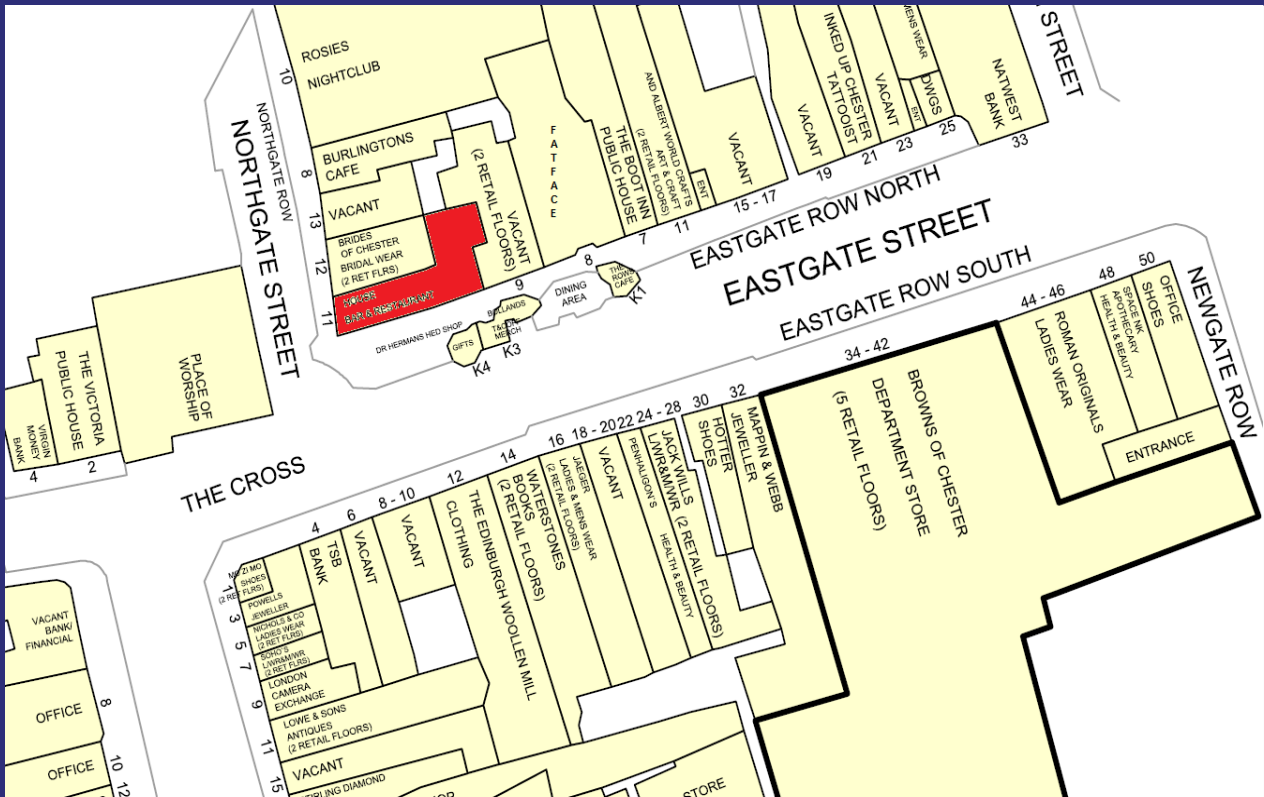
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