

# CHESTER

## 32 - 38 Foregate Street

Available by way of a new lease  
*(Subject to Vacant Possession)*



### Location

The premises are located in a prime retail location on Foregate Street in the heart of Chester City Centre with a number of shopper bus stops located opposite. The property sits adjacent to **Marks & Spencer** and **Claire's Accessories**. Other retailers nearby include **River Island**, **Paperchase**, **Body Shop**, **Lush**, **Warren James**, **Holland & Barrett**, **Wilko** and **Primark**.

### Lease

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

### Rent

**£250,000** per annum exclusive.

### Business Rates

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

Rateable Value                      £290,000

Interested parties are advised to make their own enquiries with the local authority.

### Accommodation

Ground Floor Sales	6,917 sq.ft	642.6 sq. m
First Floor (potential sales)	4,458 sq.ft.	414.2 sq. m
First Floor Ancil.	677 sq.ft.	62.9 sq.m
Second Floor Ancil.	2,860 sq.ft.	265.7 sq.m.

### EPC

D96

### 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 2485.

[dan@emanueloliver.com](mailto:dan@emanueloliver.com)



Experian Goad Plan Created: 07/06/2018  
 Created By: Emanuel Oliver Ltd  
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