

# CHESTER

## Unit R1 Pepper Street

\* A3 Consent \*

Fully fitted restaurant unit  
Available by way of a new lease

### Location

The premises are located on Pepper Street within the heart of the recognized restaurant district within the city centre. The property sits opposite the southern entrance to the Grosvenor Shopping Centre with a number of Park and Ride bus stops adjacent together with NCP car park. Occupiers in close proximity include **Coast to Coast**, **Opera Bar & Grill**, **Las Iguanas**, **Piccolinos**, **All Bar One**, **Picanha**, **Tesco Express** and the new 112 bed **Travelodge** Hotel adjacent.

### Lease

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

### Rent

**£90,000** per annum exclusive.

### Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-  
Rateable Value £104,000

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



### Accommodation

Internal Width	63' 8"	19.40 m
Shop Depth	56 11"	17.34 m
Ground Floor	2,530 sq.ft.	235.1 sq. m
Outside Seating area	345 sq.ft.	32.1 sq.m
First Floor	1,590 sq.ft.	147.7 sq.m.

### EPC

D83

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### Photographs and plans

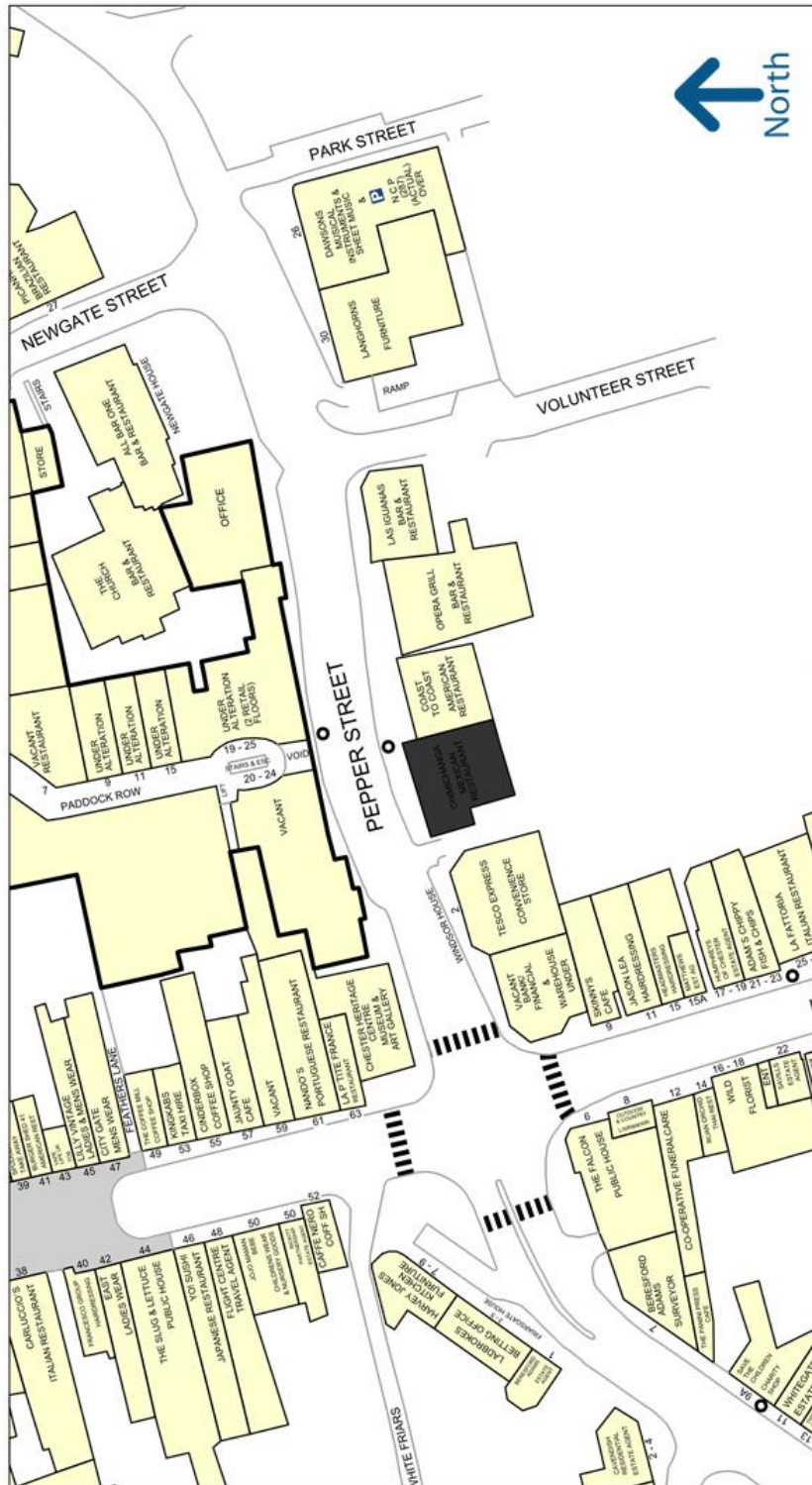
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

### Viewing

Strictly by appointment through the joint agents:  
Dan Oliver 0151 236 2485.  
[dan@emanueloliver.com](mailto:dan@emanueloliver.com)

or James Woodard at HTC 0117 923 9234  
[James.Woodard@htc.uk.com](mailto:James.Woodard@htc.uk.com)

Chester



Experian Goad Plan Created: 18/04/2018  
Created By: Emanuel Oliver Ltd

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

Copyright and confidentiality Experian, 2017. © Crown copyright and  
database rights 2017. OS 100019885



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.