

CHESTER

10 Watergate Street

AVAILABLE BY WAY OF A
 NEW LEASE

Location

The property is located within the heart of Chester city centre on the pedestrianised Watergate Street in close proximity to The Cross. Nearby retailers include **Phase Eight**, **Jones Bootmakers**, **Costa**, **Virgin Money**, **Sainsburys**, **Reiss** and **Morgan**.

Accommodation

The property is arranged on ground and basement floors having the following areas and dimensions:

Internal Width	26' 8"	8.12 m
Widening to	29' 1"	8.90 m
Shop Depth	41' 1"	12.53 m
Ground Floor Sales	936 sq ft	86.9 sq m
Ground Floor Store & Kitchen	174 sq ft	16.2 sq m
Cellar	unmeasured	

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£50,000** per annum exclusive.

EPC

D92

Legal Costs

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



Business Rates

Enquiries via the Valuation Office website confirm the property is assessed as follows:
 Rateable Value £51,500

Interested parties are advised to make their own enquires.

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 agents:

Dan Oliver on 0151 236 2485

dan@emanueloliver.com



Chester



50 metres

Experian Goad Plan Created: 10/01/2017
 Created By: Emanuel Oliver Ltd



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