## **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
<b>Ground Floor Sales</b>	936 sq ft	86.9 sq m
Ground Floor Store	174 sq ft	16.2 sq m
& Kitchen		-
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**

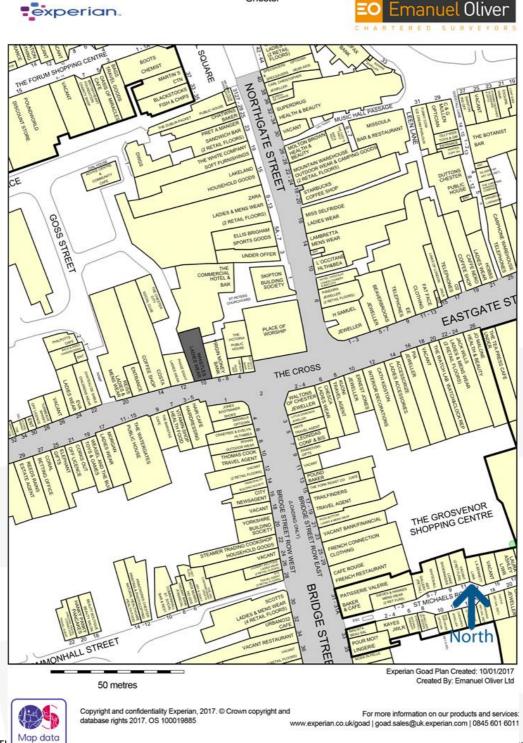
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

#### **Viewing**

Strictly by appointment through the sole agents:

Dan Oliver on 0151 236 2485 dan@emanueloliver.com





Chester

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