

# CHESTER

**15 Eastgate Street**

Available by way of a new lease



## Location

The premises occupy an excellent position in a 100% prime location, on the pedestrianised Eastgate Street. Other retailers in close proximity include **O2, Fat Face, Jack Wills, Debenhams, Penhaligons, Accessorize, Jo Malone** and **Caffé Nero**.

## Lease

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

## Rent

**£80,000** per annum exclusive.

## EPC

C68

## Business Rates

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

Rateable Value                      £71,500

Interested parties are advised to make their own enquiries with the local authority on 0300 123 7023.

## Accommodation

Internal Width (max)	13' 11"	4.24 m
Shop Depth (max)	66' 3"	20.20 m
Ground Floor	873 sq.ft.	81.1 sq.m
Basement	622 sq.ft.	57.8 sq.m.

## Legal Costs

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

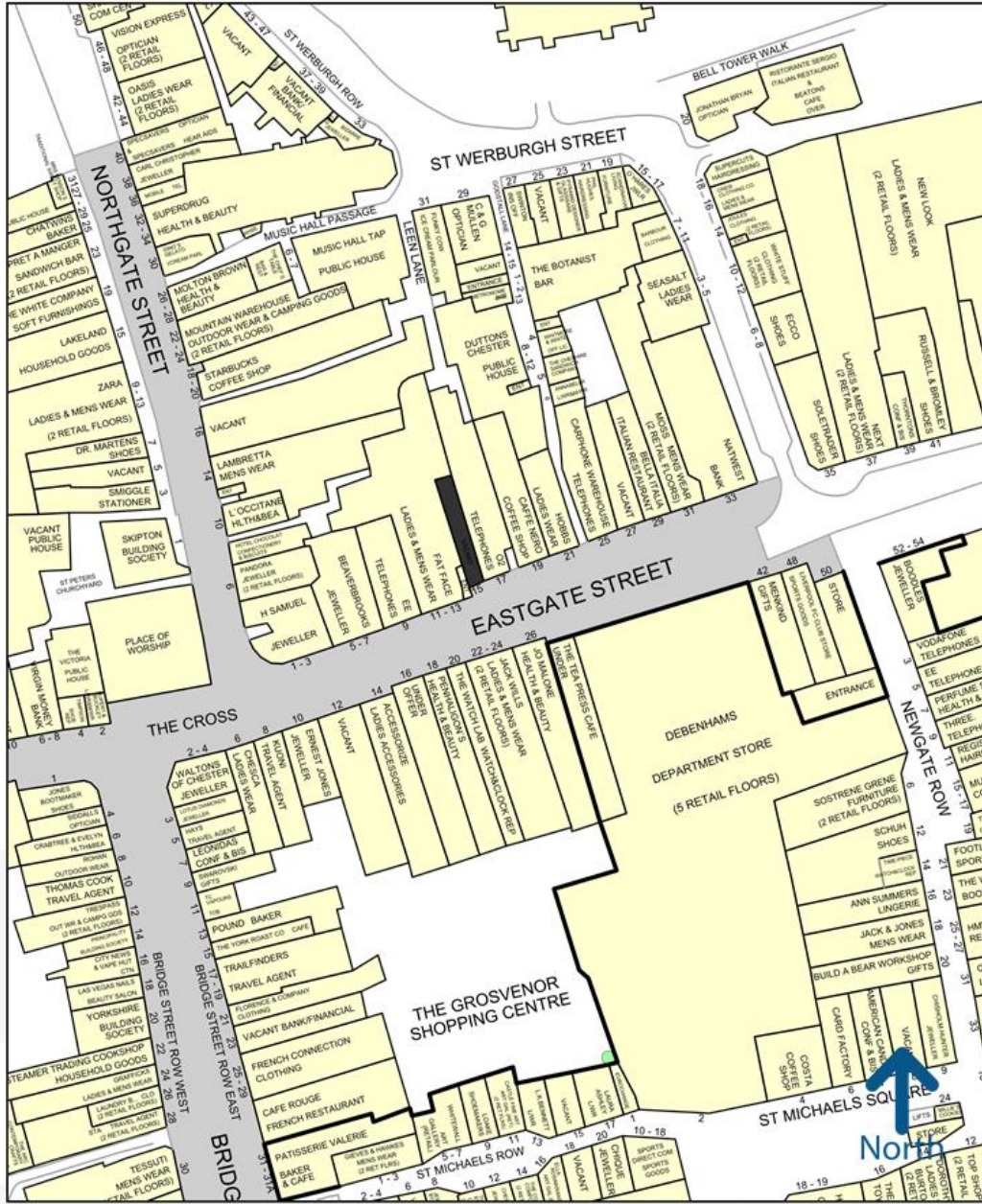
## Photographs and plans

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 6700.

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



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