

CHESTER

22 EASTGATE ROW

ROW LEVEL SHOP UNIT AVAILABLE BY WAY OF A NEW LEASE

Location

The premises occupy an excellent trading position on Row Level adjacent to **Jack Wills** and **Pavers Shoes**. Other retailers nearby include **Waterstones**, **Edinburgh Woollen Mill** and **Mappin & Webb**. A traders plan is included on the reverse of these particulars.

Accommodation

The property is on row level and first and second floors and measures as follows:

Row Level Sales	624 sq ft	57.97 sq m
Row Level Stores	229 sq ft	21.27 sq m
First Floor	426 sq ft	39.58 sq m
Second Floor	464 sq ft	43.11 sq m

Lease/Rent

The premises are available by way of a new full repairing and insuring lease subject to 5 yearly rent reviews, at a rent of **£45,000 per annum exclusive**.

EPC

An Energy Performance Certificate is in the process of being prepared. Please contact the agents for further details.



Business Rates

Verbal enquiries to Chester West and Cheshire Council confirm the property has a Rateable Value of £27,000.

Interested parties are advised to make their own enquires on 0300 123 8123 for the rates payable figure for 2018/19.

Legal Costs

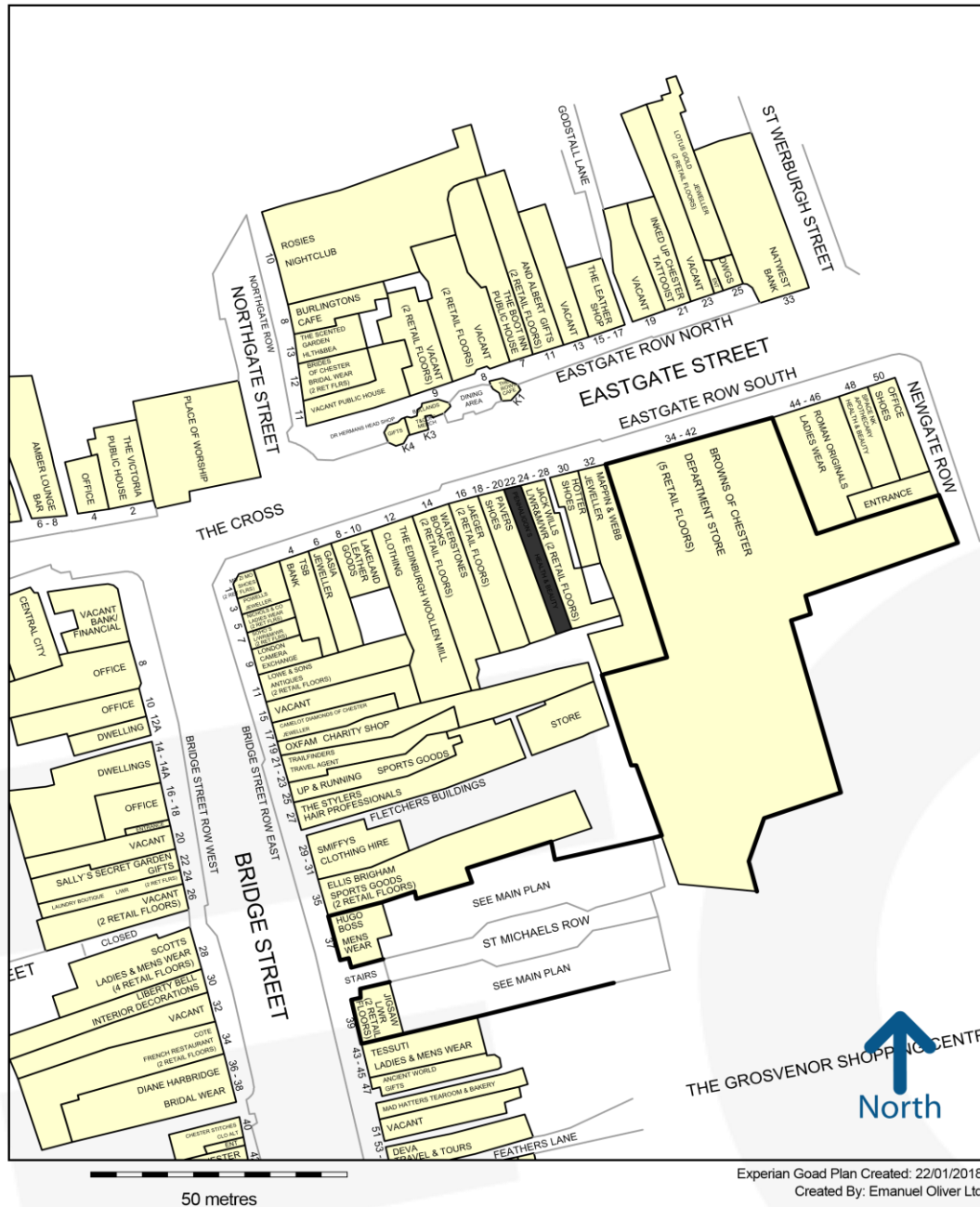
Each party will be responsible for their own legal costs incurred in the transaction.

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 Emanuel Oliver, Llyr Emanuel llyr@emanueloliver.com 0151 236 6725.



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