

CHESTER

5 NORTHGATE STREET

PRIME RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE



Location

The property is situated in a prime position on Northgate Street, adjacent to **Zara** and **Dr Martens** and other retailers in the near vicinity include **Pandora**, **Starbucks**, **Pret**, **The White Company** and **Lakeland**.

Accommodation

The property is arranged on basement, ground and first floors and has the following net internal floor areas:

Basement	393 sq ft	36.51 sq m
Ground Floor Sales	700 sq ft	65.03 sq m
Ground Fl Kitchen	30 sq ft	2.79 sq m
First Floor	767 sq ft	71.25 sq m

Lease/Rent

The property is available by way of a new full repairing and insuring lease, subject to 5 yearly upward only rent reviews at a rent of **£70,000** per annum exclusive.

EPC

The Energy Performance asset rating is Band E 104. A full copy of the EPC is available for inspection if required.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-
Rateable Value £38,250
Interested parties are advised to make their own enquiries with the local authority.

Legal Costs

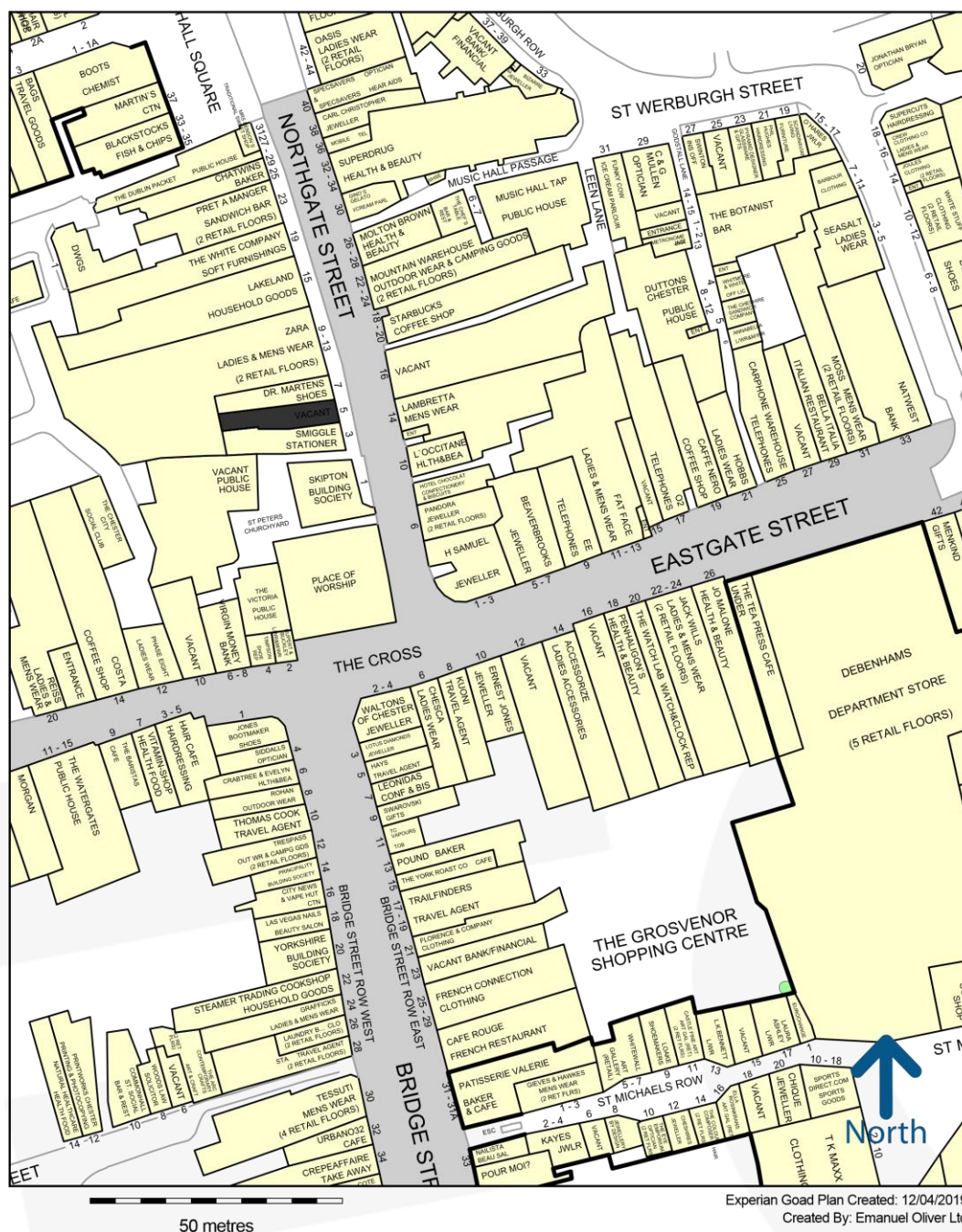
Each party will be responsible for their own legal costs incurred in the transaction.

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 agents, Llyr Emanuel of Emanuel Oliver on 0151 236 6725
llyr@emanueloliver.com or CBRE 0207 182 2760.



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