

CHESTER

**22-24
 EASTGATE STREET**

**PRIME RETAIL UNIT
 AVAILABLE BY WAY OF A
 NEW LEASE**

SUBJECT TO VACANT POSSESSION

Location

The property is situated in a prime position on Eastgate Street, adjacent to **Jo Malone** and close to the newly opened **Flannels** with other retailers in the near vicinity including **Fat Face**, **Penhaligons**, **Caffe Nero**, **Hobbs** and **Debenhams**.

Accommodation

The property is arranged on basement, ground, row, first and second floors and has the following approximate floor areas:

Basement	1,533 sq ft	142.42 sq m
Ground Floor Sales	2,938 sq ft	272.94 sq m
Row Level Sales	746 sq ft	69.3 sq m
First Floor Store	175 sq ft	16.26 sq m
Second Floor Store	471 sq ft	43.76 sq m

Lease/Rent

The property is available by way of a new full repairing and insuring lease, subject to gaining vacant possession, at a rent of **£225,000** per annum exclusive.

EPC

An Energy Performance Certificate is in the process of being prepared.



Business Rates

Rateable Value £228,000

Interested parties are advised to make their own enquiries with the local authority.

Legal Costs

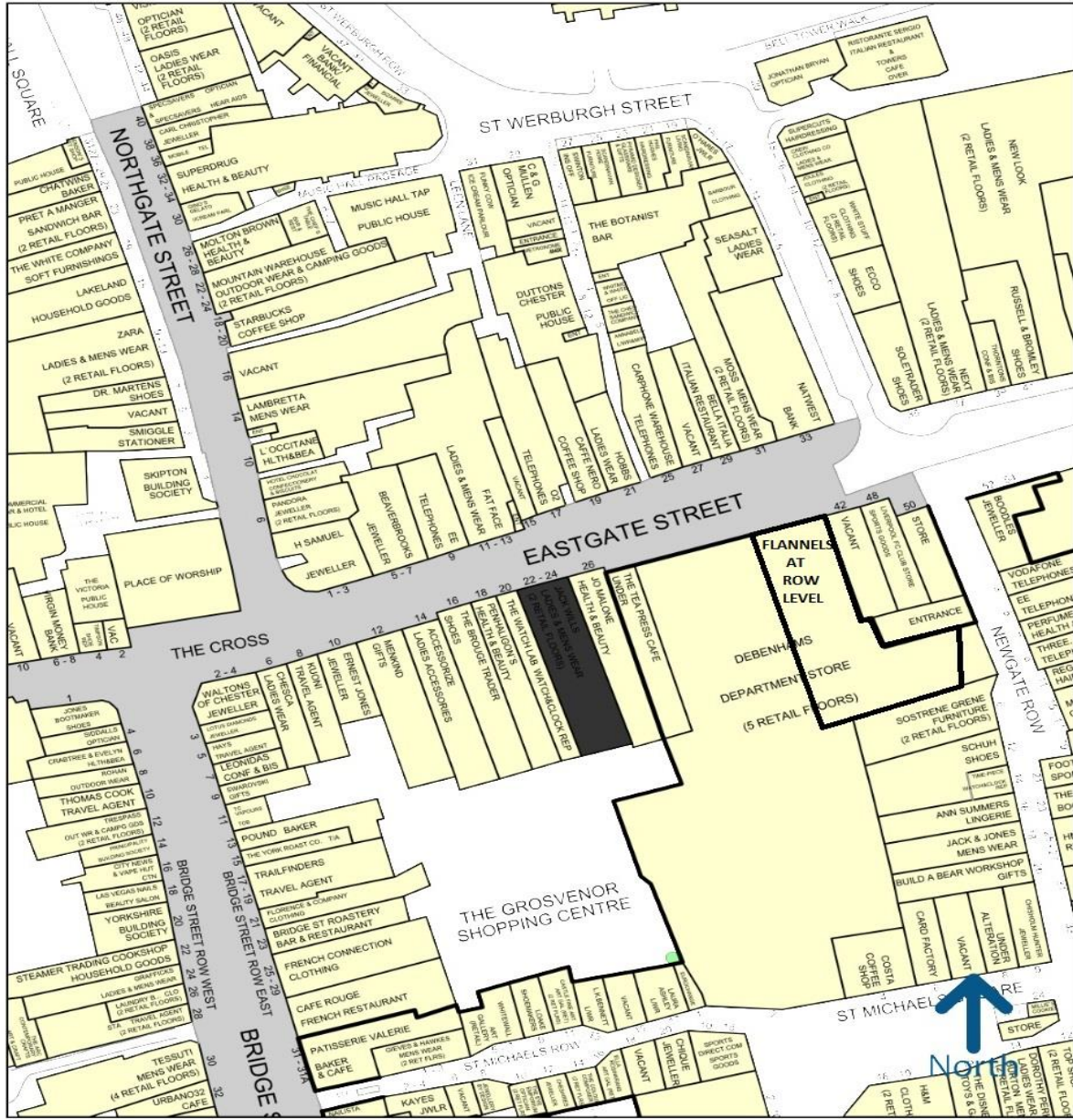
Each party will be responsible for their own legal costs incurred in the transaction.

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



50 metres

Experian Goad Plan Created: 07/10/2019
 Created By: Emanuel Oliver Ltd



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