

# CHESTER

## 4 Eastgate Row

Available by way of New Lease

\* A2 Planning Consent \*



### Location

The premises are located on the renowned Row Level on Eastgate Row South in the heart of Chester City Centre. The property is adjacent to independent jewelers, multiple retailers in close proximity include **Lakeland Leather**, **Edinburgh Woollen Mill**, **Waterstones** and **Pavers Shoes**.

### Lease

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

### Rent

**£50,000 pax**

### Business Rates

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

Rateable Value                      £50,500

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

### Planning

It is understood the premises benefit from A2 planning consent, interested parties are advised to make their own enquiries with the planning department of the local authority to verify this.

### Accommodation

Internal Width	19' 7"	6.00 m
Built Depth	102' 1"	31.11 m
<b>Ground Floor Sales (Row)</b>	<b>1,422 sq.ft.</b>	<b>132.0 sq.m</b>
Ground Floor Ancll	585 sq.ft.	54.4 sq.m
First Floor (Row + 1)	496 sq.ft.	46.1 sq.m.

### EPC

E103

### 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

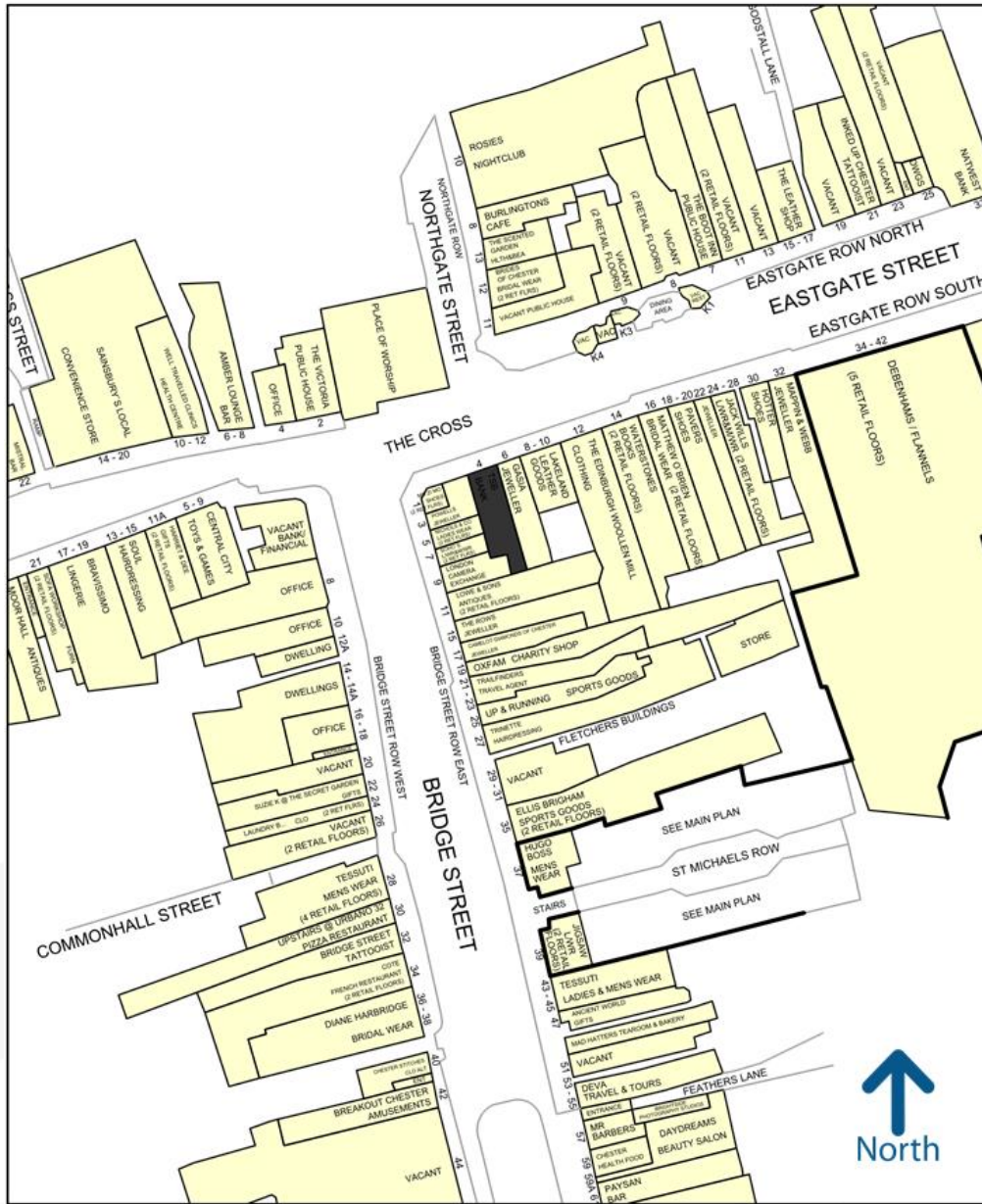
Strictly by appointment through the sole agent

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Chester



50 metres

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