

# CHESTER

## 44 Foregate Street

Available by way of assignment  
*(Subject to Relocation)*



### Location

The premises are located in a prominent retail location on Foregate Street in the heart of Chester City Centre with a number of shopper bus stops located opposite. The property is in close proximity to **Primark**, sitting adjacent to **Body Shop** and **Game**. Other retailers nearby include **Marks & Spencer**, **River Island**, **Paperchase**, **Lush**, **Wilko**, and **Deichmann Shoes**.

### Lease

The property is held by way of an underlease expiring September 2031 with a Tenant only break effective March 2025.

### Rent

On application.

### Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-  
 Rateable Value                      £250,000

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

### Accommodation

Net Frontage	35' 5"	10.80 m
Built Depth	152' 6"	46.50 m
<b>Ground Floor Sales</b>	<b>6,451 sq.ft.</b>	<b>599.3 sq.m</b>
First Floor Ancil.	3,213 sq.ft.	298.5 sq.m.

### EPC C69

### Legal Costs

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

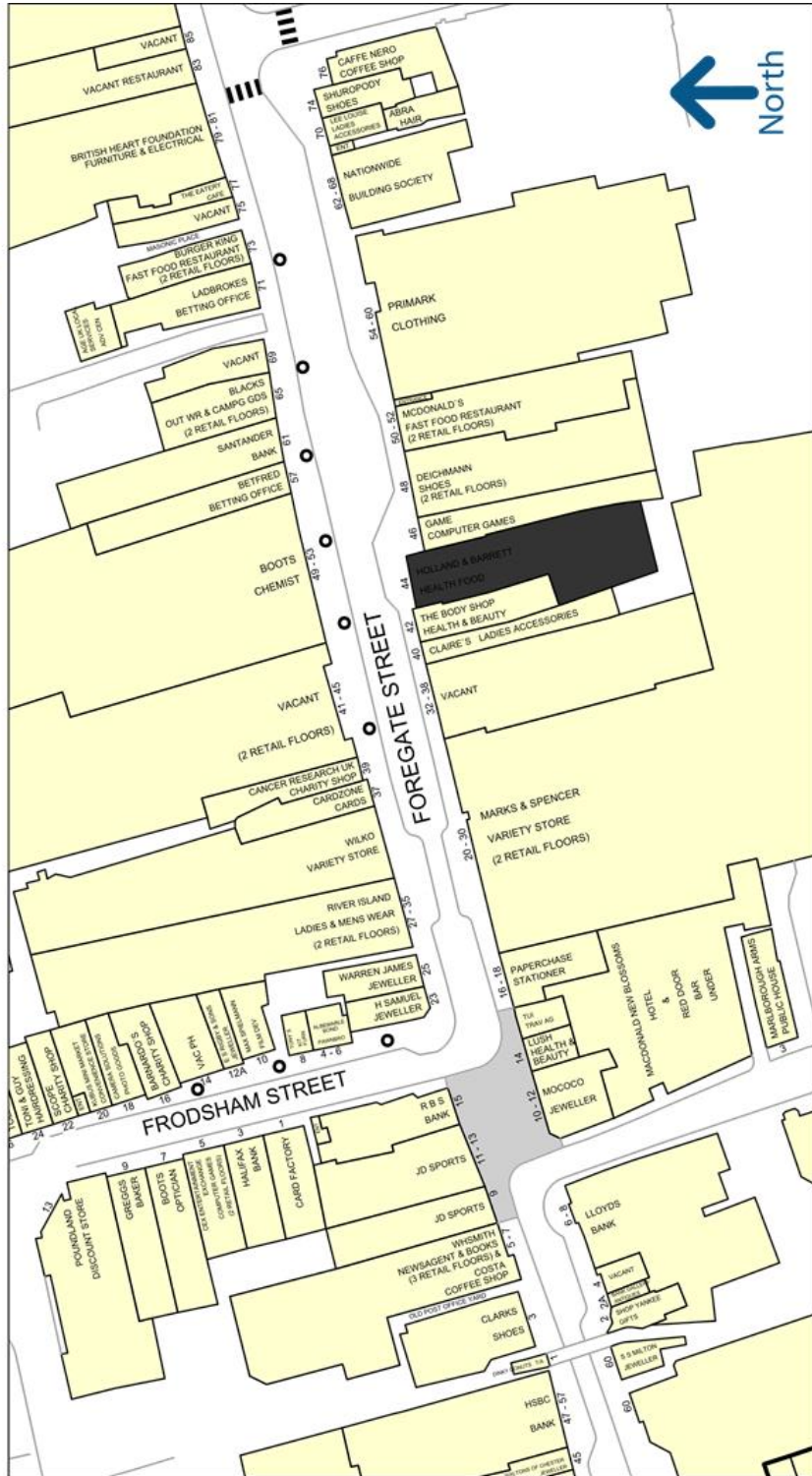
### Photographs and plans

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 2485.  
[dan@emanueloliver.com](mailto:dan@emanueloliver.com)

Chester



Experian Goad Plan Created: 06/11/2019  
 Created By: Emanuel Oliver Ltd

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