

CHESTER

73 Foregate Street

FOR SALE / TO LET

* A3 Planning Consent *

Location

The premises are located on Foregate Street in the heart of Chester City Centre with a number of shopper bus stops located nearby. The property is in close proximity to **Primark**, sitting adjacent to **Ladbrokes**. Other retailers nearby include **Boots**, **Blacks**, **Santander**, **Bet Fred**, **BHF** and **McDonalds**.

Lease

The property is available by way of a new full repairing and insuring lease on terms to be agreed at a rent of **£50,000pax**.

Price

£400,000

Business Rates

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

Rateable Value £59,000

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

Planning

It is understood the premises benefit from A3 planning consent, interested parties are advised to make their own enquiries with the planning department of the local authority to verify this.

EPC

D94



Accommodation

Internal Width	19' 7"	6.00 m
Built Depth	102' 1"	31.11 m
Ground Floor Sales	1,422 sq.ft.	132.0 sq.m
Ground Floor Ancil.	585 sq.ft.	54.4 sq.m
First Floor Sales	496 sq.ft.	46.1 sq.m.

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.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

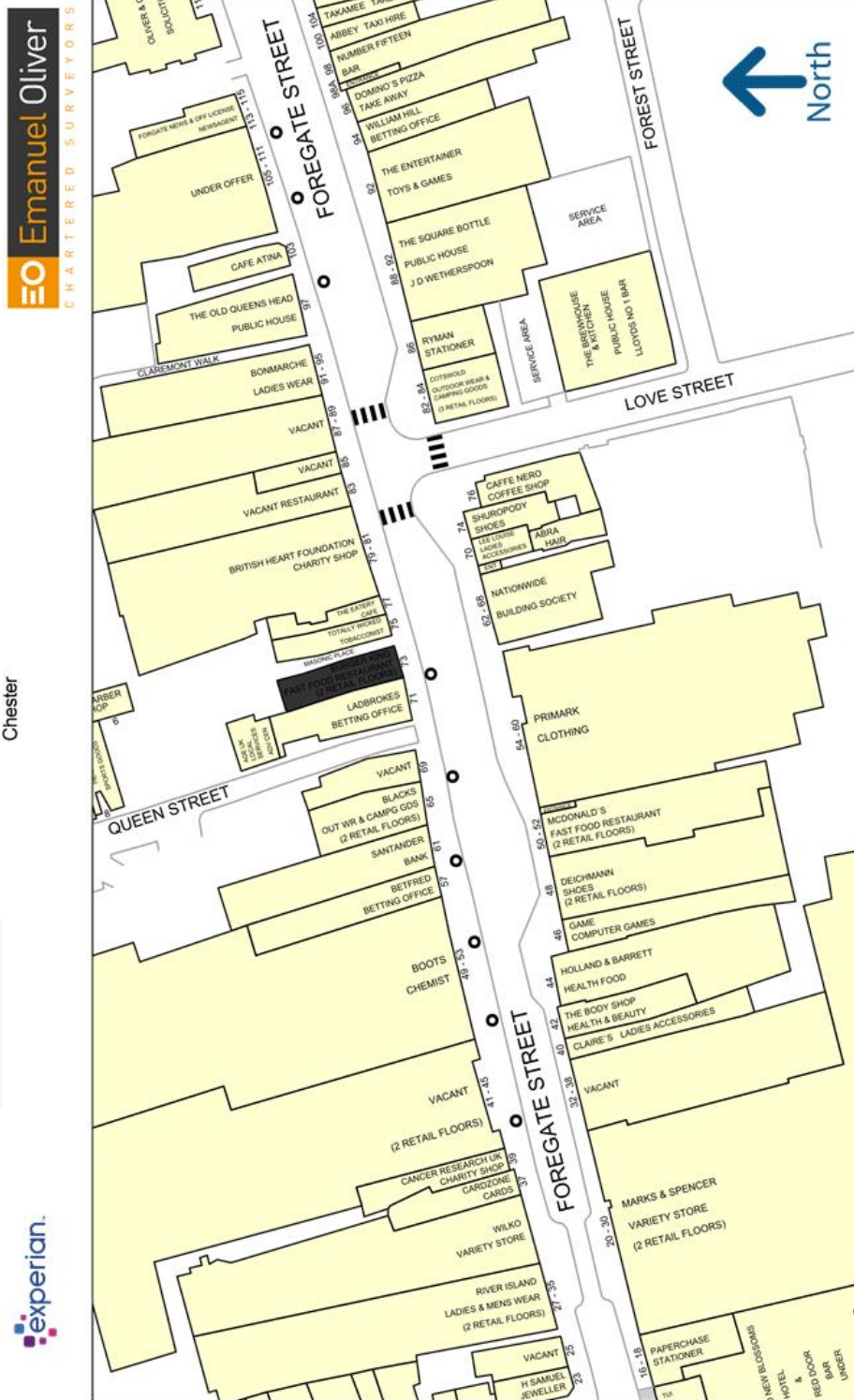
Viewing

Strictly by appointment through the joint agents:

Robert Diggle, Eddisons 0151 268 5280

Dan Oliver 0151 236 2485.

dan@emanueloliver.com



Emanuel Oliver
 CHARTERED SURVEYORS

Chester



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