

CHESTER

Unit R2 Pepper Street

* A3 Consent *

Fully fitted restaurant unit
Available by way of a new lease
(Subject to Vacant Possession)

Location

The premises are located on Pepper Street within the heart of the recognised restaurant district within the city centre. The property sits opposite the southern entrance to the Grosvenor Shopping Centre with a number of Park and Ride bus stops adjacent together with NCP car park. Occupiers in close proximity include **Opera Bar & Grill**, **Piccolinos**, **All Bar One**, **Picanha**, **Tesco Express**, **Travelodge** and a new **Premier Inn** Hotel currently under construction.

Lease

The property is available by way of a new lease for a term of years to be agreed.

Rent

£100,000 per annum exclusive.

Business Rates

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

Rateable Value £144,000

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

EPC

B39



Accommodation

| | | |
|----------------------|--------------|-------------|
| Ground Floor | 4,327 sq.ft. | 402.0 sq. m |
| Outside Seating area | 1,033 sq.ft. | 95.9 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:
Dan Oliver 0151 236 2485.

dan@emanueloliver.com

or James Woodard at HTC 0117 923 9234

James.Woodard@htc.uk.com

