

# CHESTER

## Unit R4 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 recognized 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                      £119,000

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

### EPC

D81



### Accommodation

<b>Ground Floor</b>	2,961 sq.ft.	275.1 sq. m
Mezzanine Floor	2,070 sq.ft.	192.3 sq.m
<b>First Floor (inc. rooftop)</b>	2,697 sq.ft.	250.6 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.

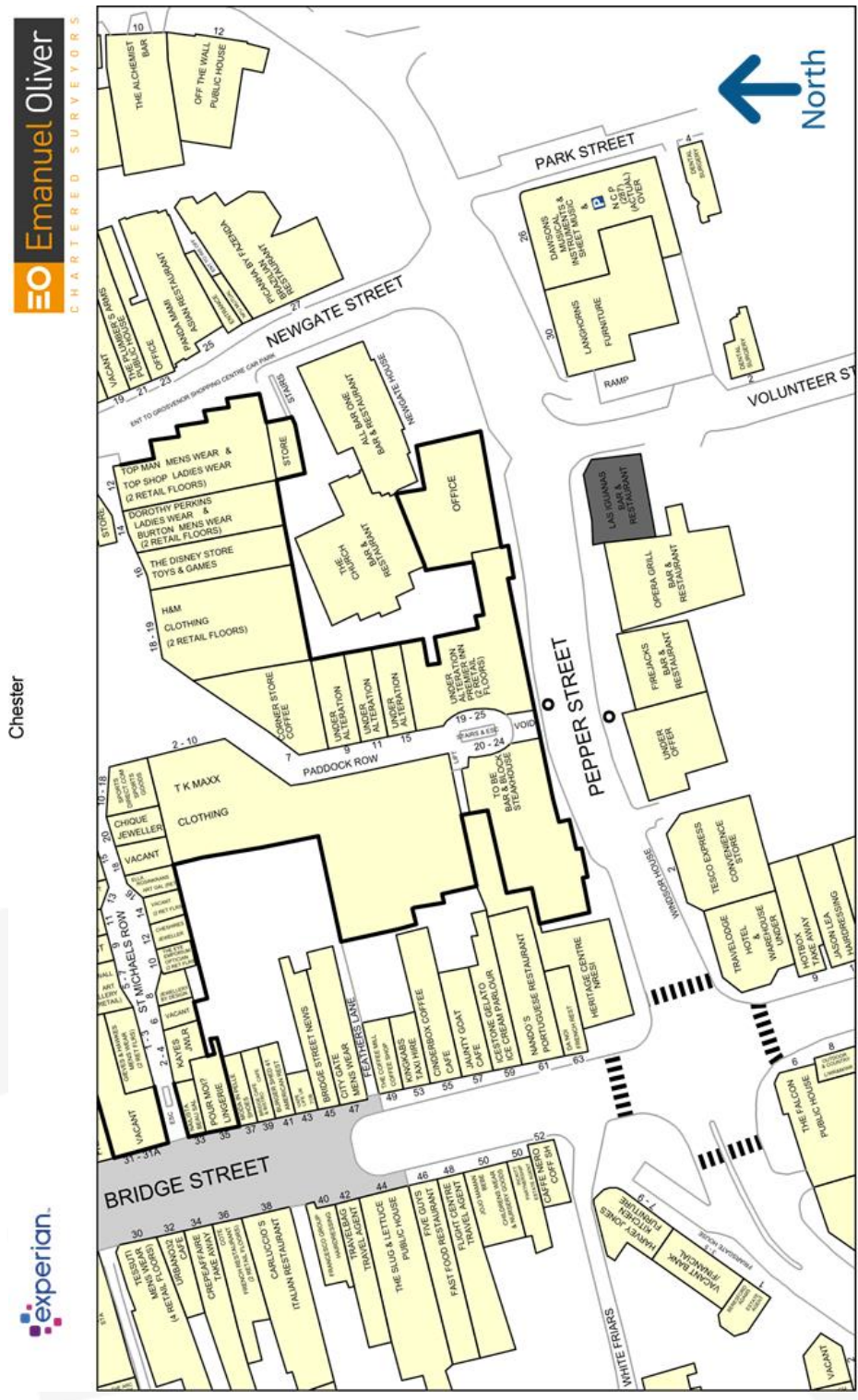
### Viewing

Strictly by appointment through the joint agents:  
 Dan Oliver 0151 236 2485.

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

or James Woodard at HTC 0117 923 9234

[James.Woodard@htc.uk.com](mailto:James.Woodard@htc.uk.com)



**EO Emanuel Oliver**  
**CHARTERED SURVEYORS**

Chester

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