

CHESTER

**30 EASTGATE ROW
 SOUTH**

**ROW LEVEL SHOP UNIT
 AVAILABLE BY WAY OF A
 NEW LEASE**

FULLY FITTED

Location

The premises occupy an excellent position on Row Level, adjacent to **Jack Wills** and **Mappin & Webb** and other retailers in the near vicinity include **Waterstones** and **Flannels**.

Accommodation

The property is on row level and first and second floors and measures as follows:

Row Level Sales	804 sq ft	74.69 sq m
Gallery/Mezz	252 sq ft	23.41 sq m
First Floor Ancillary	487 sq ft	45.24 sq m
Second Floor	538 sq ft	50 sq m

Lease/Rent

The property is available by way of a new lease, at a rent of **£35,000 per annum exclusive**.

EPC

The Energy Performance asset rating is D 89. A full copy of the EPC is available for inspection if required.

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.



Business Rates

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

Rateable Value £40,250

Interested parties are advised to make their own enquires. No rates payable until April 2021.

Legal Costs

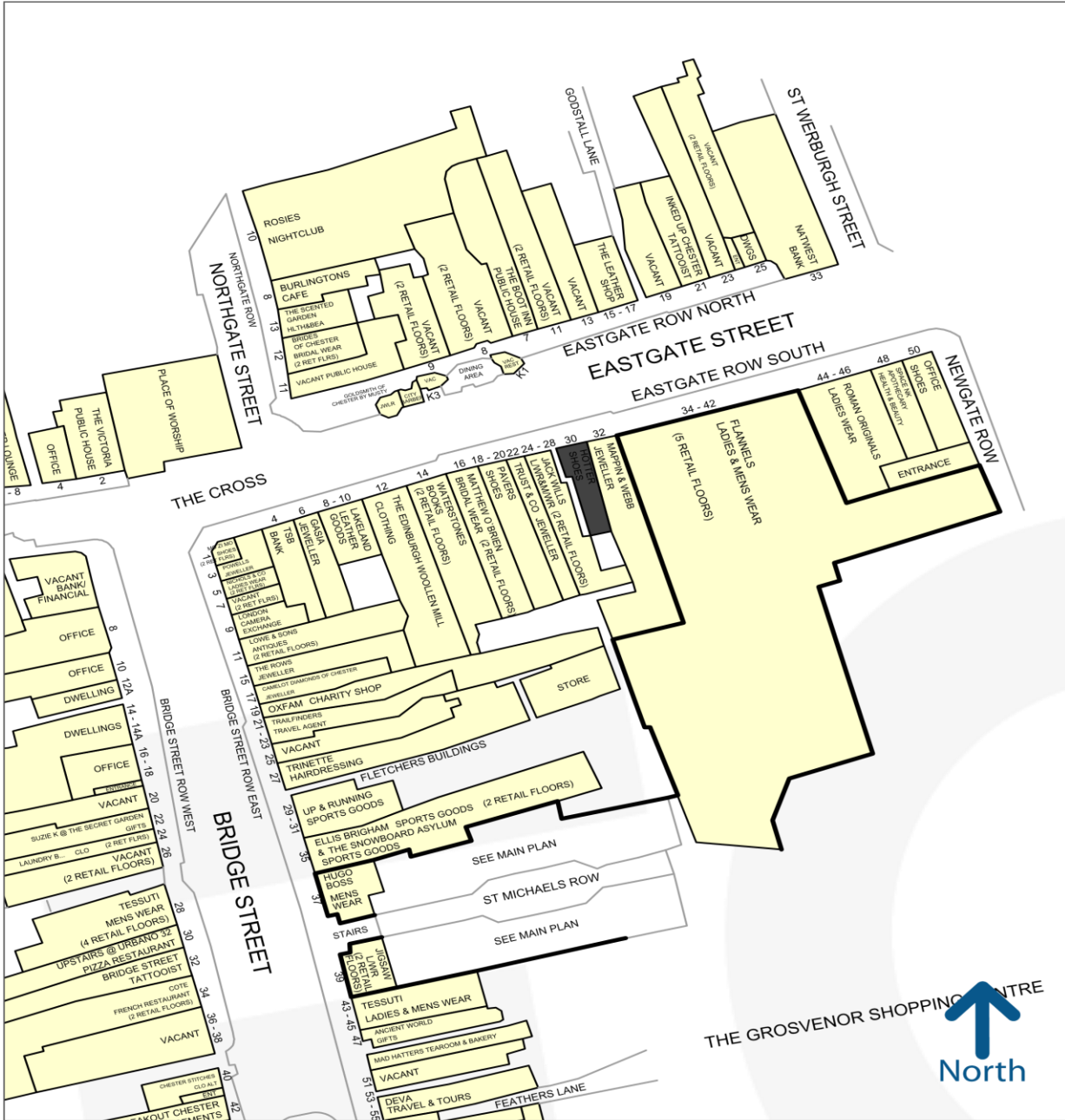
Each party will be responsible for their own legal costs incurred in the transaction.

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 Emanuel Oliver, Llyr Emanuel llyr@emanueloliver.com 0151 236 6725.



THE GROSVENOR SHOPPING CENTRE

 North

Experian Goad Plan Created: 04/12/2020
 Created By: Emanuel Oliver Ltd



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