CHESTER

15 Eastgate Street

TO LET (MAY SELL)

Location

The premises occupy an excellent position in a 100% prime location, on the pedestrianised Eastgate Street. Other retailers in close proximity include O2, Fat Face, Loake, EE, Mappin & Webb, Penhaligons, Accessorize, Jo Malone and Caffé Nero.

Lease

The property is available by way of a new lease for a term of years to be agreed. Consideration will also be given to a sale of the interest.

Rent

£70,000 per annum exclusive.

EPC

C68

Business Rates

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

Rateable Value £71,500

Interested parties are advised to make their own enquiries with the local authority on 0300 123 7023.



Accommodation

Internal Width	13' 11"	4.24 m
(max)		
Shop Depth	66' 3"	20.20 m
(max)		
Ground Floor	873 sq.ft.	81.1 sq.m
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Ground Floor Basement	873 sq.ft. 622 sq.ft.	81.1 sq.m 57.8 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

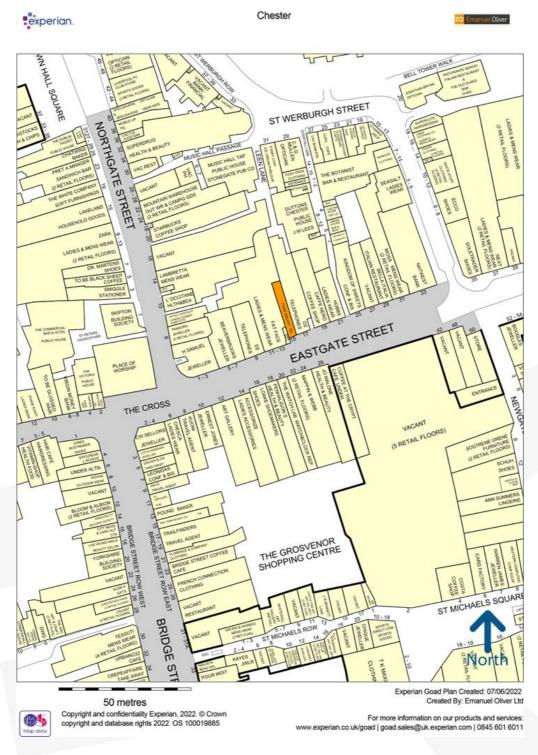
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed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

Viewing

Strictly by appointment through the joint agents, Dan Oliver 0151 236 6700.

dan@emanueloliver.com

or Jackson Criss 020 7636 7100



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.