

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



50 metres

Experian Goad Plan Created: 07/06/2022
 Created By: Emanuel Oliver Ltd



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