CHESTER

Unit R1 Pepper Street

Fully fitted restaurant unit Available by way of a new lease

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, Artezzan, Piccolino, All Bar One, Tesco Express, Tomahawk Steakhouse, Travelodge and the new Leonardo Hotel opposite.

Lease

The property is available by way of a new lease for a term of years to be agreed at a rent of £90,000pax.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:Rateable Value £104,000

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

EPC

D83



Accommodation

| Internal Width | 63' 8" | 19.40 m |
|---------------------|--------------|-------------|
| Shop Depth | 56 11" | 17.34 m |
| Ground Floor | 2,530 sq.ft. | 235.1 sq. m |
| | • | - |
| Outside | 345 sq.ft. | 32.1 sq.m |
| Seating area | · | |
| First Floor | 1,590 sq.ft. | 147.7 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

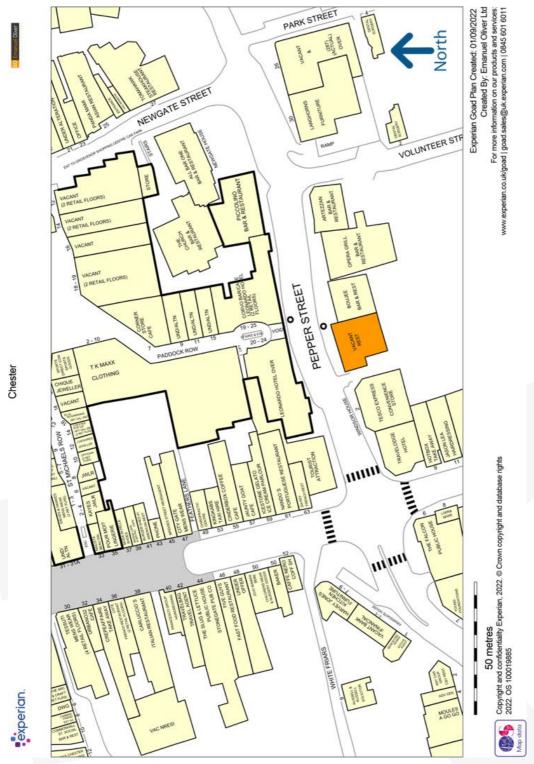
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed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

Viewing

Strictly by appointment through the joint agents: Dan Oliver 07816 526089.

dan@emanueloliver.com

or James Woodard at HTC 0117 923 9234 James.Woodard@htc.uk.com



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.