

# CHESTER

**16-18  
FOREGATE STREET**

**PRIME RETAIL UNIT  
AVAILABLE BY WAY OF A  
NEW LEASE**

**SUBJECT TO VACANT POSSESSION**



## Location

The property is situated in a prime position on Foregate Street, adjacent to **M&S** and **Fragrance Shop** and other retailers in the near vicinity include **Clogau**, **JD Sports**, **WH Smith**, **Clarks** and **River Island**.

## Accommodation

The property is arranged on basement and ground floors and has the following approximate floor areas:

<b>Ground Floor</b>	<b>1,813 sq ft</b>	<b>168.4 sq m</b>
<b>Basement</b>	<b>1,467 sq ft</b>	<b>136.3 sq m</b>

## Lease/Rent

The property is available by way of a new full repairing and insuring lease, subject to gaining vacant possession, at a rent of **£95,000** per annum exclusive.

## EPC

The Energy Performance asset rating is Band B 35. A full copy of the EPC is available for inspection if required.

## Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-  
Rateable Value £114,000 (April 2023)  
Interested parties are advised to make their own enquiries with the local authority.

## 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.

## 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 the agents, Llyr Emanuel of Emanuel Oliver on 07795 348079  
[llyr@emanueloliver.com](mailto:llyr@emanueloliver.com)



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