# **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:

Ground Floor	1,813 sq ft	168.4 sq m
Basement	1,467 sq ft	136.3 sq m

#### 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**

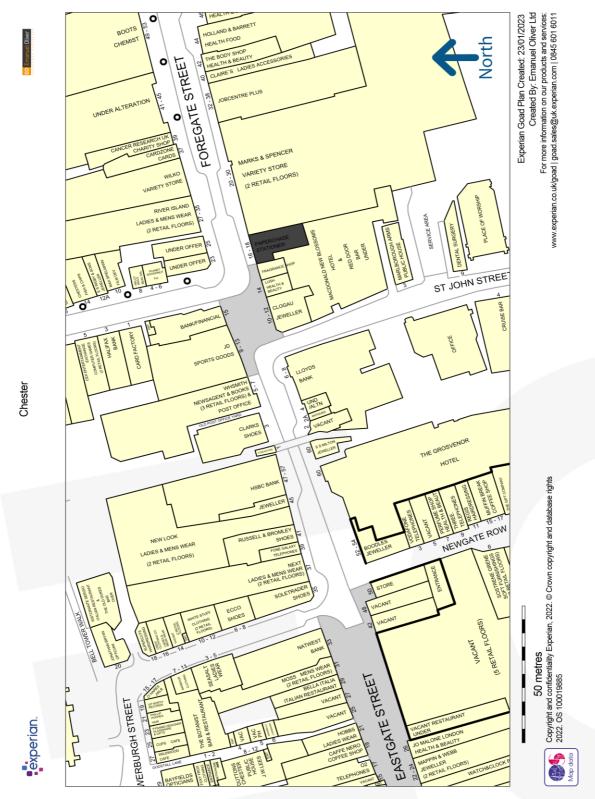
Each party will be responsible for their own legal costs incurred in the transaction.

#### 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 <a href="mailto:llyr@emanueloliver.com">llyr@emanueloliver.com</a>



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